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WITH  
A  
MOUTRIE  
PIANO

# The China Mail

ESTABLISHED 1846

October 5, 1932 Temperature 76 Barometer 29.93 Rainfall 0.00 inch Humidity 81 October 5, 1932 Temperature 72

THE DOLLAR  
Today's closing rate 1/2 5/16  
Today's opening rate 1/2 5/16



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HONGKONG FRIDAY, OCTOBER 5, 1932

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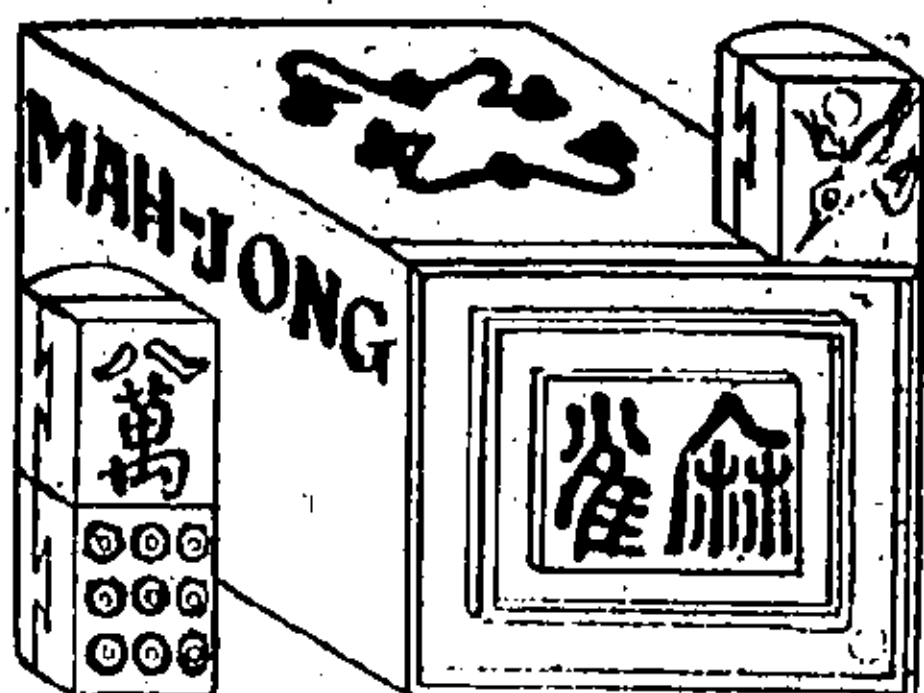


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has become the  
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quickly become an  
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Manufacturers of  
SILK EMBROIDERIES, SWATOW DRAWN WORK, LACES, etc., etc.  
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Pushan Lump Coal stands for economy in coal value. All lump coals have a large percentage of fuel which are practically waste. The dust in PUSHAN Lump coals is so fine that it goes into the boiler. Pushan lump coal burns evenly and is therefore a decided economy.

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We also sell our own brand of other Pushan Coal.

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## WHEN THE DOORS ARE WIDE OPEN

It is quite easy for everybody to enjoy the sight  
of the most beautiful and largest display of  
POCKET & WRIST WATCHES  
and also to acquire about the  
EXTREMELY LOW PRICES

J. ULLMANN & CO.

## EMPIRE TRADE. IMPERIAL CONFERENCE DISCUSSION

(Reuter's Service to the China Mail.)

LONDON, October 4

A communiqué states that Sir P. Lloyd George submitted to the economic conference, a draft agenda prepared by the Government as a basis for discussion. The conference is a preliminary consideration of measures to improve imperial trade, including the provision of facilities for use by the dominions, India and the colonies, of the British commercial, diplomatic and consular offices and vice versa.

## ROUND-TABLE CONFERENCE.

SIR ROBERT HO TUNG'S  
EFFORTS

The Chinese Bankers' Association has informed Sir Robert Ho Tung that they heartily support his proposal for a peace conference and that they are communicating with the Bankers' Association of the different provinces inviting their support for the scheme.

A copy of translation of a letter from Marshal Chang Tso Lin follows:—

PENGTUNG, 21st September, 1932.  
Dear Sir Robert Ho Tung,  
I beg to acknowledge the receipt of your favour, the contents of which have been noted.

I entirely endorse your proposal for a Round-table Conference and when the time comes, I shall send my Representative to attend it so as to cooperate with your good idea.

With best regards,  
Yours sincerely,  
(Sd.) CHANG TSO LIN.

The Chinese Chamber of Commerce of Nanking and Hangchow and the Native Bankers' Association of Tanyang District have informed Sir Robert Ho Tung that they all heartily support the Round-table Conference.

## REPLY FROM DR. SUN.

Sir Robert writes from Shanghai:

Sir,—In reply to my inquiry as to a date and place to hold the Round-table Conference, I have received the following telegraphic reply from Dr. Sun Yat Sen:—

Canton, 29th September, 1932.  
Sir Robert Ho Tung, Shanghai.  
In reply to your inquiry, I adhere to my promise personally to attend proposed conference wherever and whenever convened if other principal leaders will meet me to consider and devise means to settle present grave state of the nation. A situation is under development which threatens the complete disintegration of the state as a governing institution. This can only be arrested by some act of statesmanship expressed in terms of a national settlement by consent between the men who, by the course of events and in virtue of the power now wielded by them, are responsible at this moment for the security and welfare of the nation. In default of such a settlement, I foresee a degree of political anarchy which may cause China to relapse into barbaric rule under a brutal soldiery.—SUN YAT SEN.

## ROSARY SUNDAY.

## KOWLOON OBSERVANCE.

Mass will be celebrated on Sunday next at the Rosary Church Kowloon at 6.15, 7.8 and 9.30 a.m. whilst at 4.45 p.m. there will be a recitation of the Rosary, Precession, sermon and benediction. The order of the procession will be as follows:—1 The Banner of Our Lady, 2 Girls scattering flowers, 3 St. Joseph's Apostleship of Study, 4 Apostleship of Prayer, 5 St. Joseph's Confraternity, 6 Blessed Sacrament Confraternity, 7 Bearers of the Mystery of the Rosary, 8 Confraternity of the Holy Rosary, 9 The Children of Mary, 10 Girls scattering flowers, 11 The Clergy, 12 The Statue of Our Lady, 13 Guard of Honour, 14 The Bishop, 15 The Consuls and the Knights, 16 Ladies' Apostleship of Prayer, 17 The Societade Philharmonica Band, 18 The Faithful.

## HOME MAIL.

## "MALWA" BRINGS NEWS UP TO SEPTEMBER 6.

The P. and O. s.s. "Malwa" arrived in port this morning with the Home mails. The vessel brings letters and papers, dated September 6 and parcels posted on August 29.

## TRADE SLUMP.

## RIG. COTTON MILLS CLOSE DOWN.

(Reuter's Service to the China Mail.)

MANCHESTER (NEW HAMPSHIRE) Oct. 4.

The Amoskeag Company's cotton mills, one of the largest concerns in the country, is closing down permanently on October 6 on the ground of business depression. About ten thousand operatives are affected.

## CONSUL'S INTERVENTION. BRITISH STEAMER INCIDENT.

CHINESE MILITARISTS AGAIN.

Another attempt on the part of Chinese militarists to abuse their power on a Chinese servant of a British firm has come to light with the arrival of the China Navigation S. S. Co.'s s.s. "Kwang Chow".

This occurred at Swatow, the vessel's last trip to that port en route for Bangkok. Happily on the representations of Mr. J. H. R. Hance, manager of Messrs. Butterfield and Swire at Swatow and Captain C. Plunkett Cole, master of the "Kwang Chow", the British Consul (Mr. H. King) intervened and the would-be militarists were prevented from carrying out a cowardly revenge on the commander of the ship for refusing to the company's regulations. As it was, the comrade was struck with a light cane on the back and also received a glancing blow on his arm from the butt of a Mauser. He was also locked up for one night when his persecutors realised that they could trump up no charge against him. Possibly, the authorities were also influenced by two letters written by Mr. King protesting against the injustice.

Owing to the Piracy Prevention Ordinance (Hongkong), the "Kwang Chow" could not carry third class passengers between Hongkong and Swatow although travellers are accepted for Bangkok. It is also stated that the comrade carries take passengers' fares on board ship, the only authority being that of the ship's agents. When the vessel was about to leave Swatow for Hongkong two naval intelligence officers from the cruiser "Hai Chi" went on board and demanded two third-class passages. After being refused they offered to pay cash on the spot but as this was contrary to the company's regulations, the comrade could only refuse again. They were arrested at this but travelled to Hongkong by another ship. In Hongkong they again went on board the "Kwang Chow" and offered money to purchase third-class tickets. The same procedure was gone through and they returned to Swatow on another ship, getting ashore a couple of hours ahead of the comrade. Shortly afterwards, the two officers together with an armed and uniformed blue-jacket called at the Taikeo office but the comrade had gone to Nam Kee, B. and S.'s native broker. Here he was taken into custody. In the street outside he was asked by the two men why did he not know that they were the official class. As he had slighted them, they said, he would be severely punished. On the way to the police station the two men walked with him and Mauser but were brought into use to impress the poor comrade with the men's importance. After confinement for one night with no further ill-treatment, the comrade was released as the Consul had sent two letters to the Chief of Police. This official was loth to accept custody of the comrade but he had to knuckle under to the navy men. A compromise was suggested the next morning in the shape of bail but the comrade refused to put it up and was given his liberty in time to sail with the ship that afternoon.

## FASHIONABLE VAGRANTS. SCARLET SHIRTS.

Recently there has been an epidemic of laxities from the person (pocket-picking and snatching) on the lower level tram. Yesterday morning Detective Inspector Appleton of the S.C.A. paid a visit to Sung Lee's cash-shed on the East Point Reclamation. Here two young Chinese dressed in fashionable suits of cotton flannels were arrested and charged before Mr. (J. D.) Melbourne this morning with being rogues and vagrants. When asked neither of them had a cent between them; one boasted a comb, a handkerchief and a pawn-ticket, while the other counted amongst his worldly possessions a handkerchief, a best train-ticket and a Canton military badge.

First defendant said that he arrived in the Colony on Saturday and had exhausted his finances. The other started a recital as to what he accomplished when he was nineteen but was cut short by the interpreter. Inspector Appleton then read their statements which contradicted what they said in Court. After informing His Worship that first accused had a previous conviction, the Inspector walked up to the dock and addressed the prisoners, jetties revealing two scarlet shirts of identical designs cut with low collars in the style most approved by Chinese ladies at present.

His Worship imposed sentence of one month each.

## REPUBLIC OF PORTUGAL.

## CONSUL-GENERAL RECEIVES AT LUSITANO CLUB.

To-day being the thirteenth anniversary of the foundation of the Portuguese Republic, Senhor Cerveira de Albuquerque e Castro, the Consul-General for Portugal, was at home at the Lusitano between 11 o'clock and noon this morning.

The reception was held in the ball-room of the Club, where light refreshments were served. Beyond the formal toasts of H. M. the King and the President of the Portuguese Republic, proposed by Senhor Cerveira de Albuquerque e Castro, there were no speeches.

Among the present, in addition to the leading members of the Portuguese community, were: Captain Neville, A.D.C. to H.E. the Governor, H.E. General Sir John Fowler K.C.M.G., C.B., D.S.O., accompanied by Lieut. W. J. Humphrey M.C., his aide-de-camp; Commodore H.E. Grace and Paymr. Lieut-Comdr. R. E. Worthington, D.S.C., Secretary, the Hon. Mr. A. G. M. Fletcher, C.M.G., O.B.E., Sir William Rees Davies, Hon. Mr. J. H. Kemp, K.C., C.B.E., Hon. Mr. E. R. Hallifax C.M.G., O.B.E., Hon. Mr. McI. Meser, Rt. Rev. Bishop Pozzoni, Rev. Fr. Almar, M. P. Kremer, Consul for France; Mr. Sverre Berg, Consul for Norway; Captain Karsten Larsen, Consul for Denmark, Mr. Van Andel of the Holland-China Trading Co. and Mr. Hin Kee.

CELEBRATION AT CANTON.  
At Canton a reception was held from 11 o'clock at the Lusitano Club. At 5 p.m. a grand dance is being given at the Victoria Hotel. At 9 p.m. there will be an illuminated fête and concert in the gardens in the French Concession.

One Chinese case of small-pox and one British case of diphtheria are reported in yesterday's health returns.

"L. S. H." is asked to observe the rule in submitting matter for publication and to send his (or her) name and address.

Through falling from the first floor to the ground floor of a building in the China Sugar Refinery, a septuagenarian couple died shortly after admission into hospital yesterday.



## Quality Correct Style Moderate prices.

These three essentials are embodied in our Tailoring service. Lounge Suits in the newest Tweeds, Cheviots and Flannels. From \$65.00

## TAILORING DEPARTMENT MACKINTOSH & CO., LTD.

Men's Wear Specialists.  
Alexandra Building, Des Voeux Road.

Have you noticed how the cockroaches are increasing again?

That is because you are not using

## FLETCHER'S BEETLE VIRUS.

You can keep your house clear of these pests, if you apply the virus occasionally. And remember the Sole Distributors are

Tel. C. 345. FLETCHER & CO., LTD. Tel. C. 345.

## THE PHARMACY.

## IMPROVE YOUR COOKING

with

## Enamelled

and

## Aluminium

## COOKING UTENSILS.

OBTAINABLE AT

## THE WING ON CO., LTD.,

HONGKONG.

## DOWS PORTS.

DOWS ONE CROWN "INVALID HUNTING" 1908 1904

DOWS ARMADALE 1908 1904

OALOBROCK, MACGREGOR & CO., LTD., 15, Queen's Road Central. Tel. Central 75.

## MEE WAH KNITTING & DYEING CO.

General Knitter & Dyer.

Manufacturers of Woollen Hosiery, Jerseys, Sweaters & all kinds of Underwear.

No. 1-18, Causeway Bay. Telephone Central 1301.

Manager:—YUENG FORWAS.

## PIANOS for SALE or Hire

## TSANG FOOK PIANO CO.,

Tel. 2127. 94A, Wanchai Road.

## YING WAH MANUFACTURING CO.

For Cheap and Durable Suitcases and Leather Goods

## PATRONISE LOCAL INDUSTRY

204, Queen's Road Central.

Telephone Central 2388.

## WE ARE MANUFACTURERS OF

Top Hats, Straw Hats, Linen Hats, etc.

Manufactured in HONGKONG by the

## NAM FORT HAT FACTORY

25-26, Des Voeux Road.

## THE YUEK WO STORE

Harbour Repairs.

Engineering & Building Contractors, General Repairs & Shipchandlers.

Office No. 25, Tsim Sha Street. Phone Central 1300.

Workshop, Canton Road, Kowloon. Phone Kowloon 131.

Repairs & T. LEUNG.



## LAMMERT BROS.

AUCTIONEERS, APPRAISERS  
AND SURVEYORS

## Public Auctions

THE Undersigned have arranged to sell by Public Auction, on  
**SATURDAY, October 6, 1923,**  
 at 11 a.m.  
 at **Holt's Wharf, Kowloon**  
 (For account of the Consignee,  
 13, Canton Street of Soda  
 Forms) — Cash on delivery.  
**LAMMERT BROS.,**  
 Auctioneers.  
 Hongkong, 3rd October, 1923.

ON  
**TUESDAY, October 9, 1923,**  
 at 11 a.m. and 2.30 p.m.  
 And  
**WEDNESDAY, October 10, 1923,**  
 at 11 a.m. and 2.30 p.m.  
 at "King's Road," Kennedy Road  
 A Quantity of  
**Valuable Household Furniture,**  
 And  
 A Selection of Canton  
**Blackwood Ware**  
 Catalogues will be issued.  
 On View from Monday the 8th  
 October 1923  
 Terms — Cash on delivery.  
**LAMMERT BROS.,**  
 Auctioneers.  
 Hongkong, 4th October, 1923.

## GAVE BOOTY AWAY.

PICKPOCKET WHO  
REPEATED.

The Budapest police have been surprised at the number of persons who within the last few days have surrendered themselves on the plea that they were kleptomaniacs. They did not know how they had come by the complaint, or for that matter by the objects which they found in their possession.

Some light was shed on the matter when a journalist, Herr Wilhelm Korvany, who had been riding in a tramway-car, suddenly found that on a hitherto bare waistcoat a heavy gold chain was dangling, and at the end of the chain was a handsome gold watch.

Afraid that he would be accused of robbery, but certain that he had not been inside any jeweller's shop, Herr Korvany repaired to the police.

They handed him to the police doctor, who placed him under observation to learn if he were not insane. As he gave no other signs of mental disease, an investigation was carried out, his case was linked with that of the self-accused kleptomaniacs, and finally it was learned that a former notorious pickpocket, Dror Wolff, having successfully speculated on the Stock Exchange, was reversing his methods. Repenting of his previous misdeeds, he was now presenting instead of purloining watches and cases of banknotes to unsuspecting strangers.

## UNCLAIMED TELEGRAMS.

THE GREAT NORTHERN TELEGRAPH COMPANY, LTD.

The following unclaimed telegrams are lying at the office of The Great Northern Telegraph Company (Limited):—

Tanyukon Ap. note, from Osaka.  
 Julia Hatch, from Peking.  
 P. H. Burnett, from Kobe.  
 Tsuchibashi Katara Haruna Maru Yusen, from Kobe.  
 Mitsugawa-yoseji Haruna Maru Yusen, from Kobe.  
 Roschind, from Kobe.  
 Runk'eda, from Hamburg.  
 Tsu-tung Wong Yui-sung 23 Bing Son Road, from Tientsin.  
 George Wei Zui-cheong & Co., Wanchai, from Amoy.  
 Yuen Lun-shin, from Chefoo.  
 Tang Tien, from Shanghai.  
 Wong Hung-hee Fei-nd Eccorumeje, from Weihaiwei.  
 Wang Nin-fun c/o Sing Hing Koo Co., Takka Street, from Kobe.  
 Sai Leung Yu, Wo Loong Fookhong Street, from Shanghai.  
 Cheong Hung-chang Great Eastern Hotel, from Shanghai.  
 Wong Kok Fung Sun Ming Hong, from Shanghai.  
 2387 (E), from Shanghai.  
 Chen Chung-chang c/o Cheung-tung Bank 214 Queen's Road Central, from Shanghai.  
 Chen Chung-chang c/o Cheung-tung Bank 214, Queen's Road Central, from Shanghai.  
 Kinson, from Kobe.

N. LUND,  
 Act. Superintendent.  
 Hongkong, 27th September, 1923.

## EASTERN EXTENSION AUSTRAL-ASIA &amp; CHINA TELEGRAPH CO.

List of unclaimed telegrams lying in E. E. Telegraph Office, Hongkong.  
 Austin Pa. enger, Empress, Canada, from Shanghai.  
 Baboud, from Shanghai.  
 Frank Dining Roy's Exchange, from Calcutta.  
 Happiness, from London.  
**R. M. MACALPINE,**  
 Superintendent.  
 Hongkong, 27th September, 1923.

## C. E. WARREN &amp; CO., LTD.

SANITARY ENGINEERS  
MONUMENTALISTSOffices and Showrooms,  
22, Wanchai Road, Hongkong.  
Tel. Central No. 292.

ALL KINDS OF BUILDERS' REQUISITES  
 IN STOCK.  
 SOIL, VENT AND RAIN WATER PIPES.  
 GRATES—RANGES—STOVES.  
 INDICATING BOLTS—LATCHES.  
 HINGES—LOCKS—FINGER PLATES.  
 OIL AND GAS WATER HEATERS.  
 SANITARY INSTALLATIONS.  
 HOT AND COLD WATER SERVICES.  
 MONUMENTAL WORKS A SPECIALITY  
 IN  
 ITALIAN MARBLE AND/OR  
 HONGKONG GRANITE.  
 TO OWN DESIGN OR FROM SELECTION  
 ARTIFICIAL WREATHS IN STOCK.

## FOR SALE

Sutton's Collection of Seeds  
 arranged for Hongkong.  
 Vegetable & Flower Seeds @ \$10. & \$5.  
 per collection  
 Vegetable Seeds @ \$8. & \$4.  
 per collection  
 Biennial & Perennials @ \$12. & \$1.  
 per collection  
 Climbing Plants @ \$1. & \$2.  
 per collection  
 Plants for Table Decoration @ \$4.60  
 per collection  
 Sweet Scented Flowers @ \$2.25  
 per collection  
 Everlasting Flowers @ \$2. per collection  
 Ornament Grasses @ \$2. do.

**GR & CO.,**  
 No. 10, Wyndham Street,  
 P. O. Box No. 620, Hongkong.

## SHOEMAKERS.

(Japanese Hand Made)

Every kind of Footwear.  
MADE TO ORDER.

## CHERRY &amp; CO.,

8, D'AGUILAR STREET,  
 Opposite Kowloon Ferry Pier.  
 Telephone Central No. 481.  
 Hongkong, March 20, 1914.

WHY BUY FOREIGN  
MADE SUITCASES.When we sell Shanghai  
Manufactured Suitcases?They are Cheaper and  
More Durable.**CHAO CHEUNG TRUNK CO.**

(Opposite Yumati Ferry, Kowloon)

## ASAHI BEER



SOLE AGENTS:  
**MIYU BUSSAN KAISHA**



Just Pure  
 Rich Mellow  
 Virginia  
 Tobacco



The  
 "Three Castles"  
 Cigarettes

THE CIGARETTE WITH THE PEDIGREE

If you smoke a pipe of course you smoke "CAPSTAN NAVY CUT"

This advertisement is issued by British-American Tobacco Co. (China), Ltd.

## ODDS AND ENDS.

## MAINLY SCISSORS LOOT.

## Shipowner's Failure.

The public examination in bankruptcy of Albert Chester, shipowner, took place at Middlesbrough recently. Debtor's failure was attributed to the slump in shipping, the Official Receiver remarking that his losses on depreciation in ships alone amounted to £256,000. If he had sold out in June 1920, and invested in War Stock, he would have been worth £6,000 or £7,000 per annum.

## Coolidge.

The new President is described as  
 shy, assiduous, silent,  
 canny, taciturn, sincere,  
 honest, strict, solemn,  
 simple, strong, safe,  
 rigid, studious, slow-  
 moving,  
 precise, sedate, quiet,  
 close-lipped, steady, deliberate,  
 an interesting composite picture.  
 What do these adjectives promise for Europe and the World?

## Tennis Hints.

On a hard court, do not play in rubbers with "nobby" soles. Your shoes should have smooth soles.  
 On an "En Tout Cas" court you must never pick up a ball with your racket. Besides being bad for the racket, this is apt to scratch the court, or mark it even more severely.

It is bad form to return a first fault, as this naturally puts the server off his next serve. Of course, if there are bushes at the back of the court you may mark the ball until it comes to a stop, but it is wrong to return it.

## £10,000 Damages Paid.

An appeal by Mr. Albert Frederick Calvert, author of Eton Avenue Hampstead, N.W., against the verdict and judgment given against him in an action relating to pearls belonging to the Grand Duchess Xenia Alexandrovna, sister of the late Czar, was in the list for hearing. It was alleged that the Grand Duchess was induced to part with the pearls as the result of a conspiracy between Mr. Calvert and a man named Maurice Sternbach. The Grand Duchess was awarded £10,000 damages. Mr. Rayner Goddard, K.C. for Mr. Calvert, stated that the money had been paid and the appeal would be withdrawn. By consent the appeal was dismissed with costs.

## The Great Nordic Race.

The present law limits immigration to 3 per cent. of the nationals resident in the United States according to the census of 1910, says the *New Statesman*. "One objection to this is that the method is restrictive but not selective; that is to say, it gives the authorities no power to discriminate between the races. Hence the proposal, recently much discussed, for using the census of 1900 (before the great incursions of Southern Europeans) as the basis of computation, so as

to increase the relative percentage from Britain and Northern Europe. The educated and governing classes in America have lately been impregnated with the fashionable idea of the Great Nordic Race, and the national immigration policy bears distinct traces of it."

## Maimed Fireman's Pluck.

The *Daily Express* Crewe correspondent says that "Carlisle" express, rushing towards Crewe at a speed of 50 miles an hour was saved from disaster by a bruised and injured man, who ran a mile to give the warning. A goods train had crashed into the last of five stationary goods trains on the Liverpool slow line near Crewe Station, telescoping the wagons and throwing them across the main line. The fireman of the stationary train rose injured from the wreckage, and realised that the "Carlisle" express was about due. The driver of the stationary train and the fireman placed fog signals on the line, but they thought that owing to the mist these would not be enough. The fireman then set out on his gallant dash for the signal station a mile away. The signal was given in time.

## Mrs. Trollope Pulps Her Acquaintance.

Mrs. Trollope, the mother of Anthony, was herself an authoress. Baring Gould, in his *Early Reminiscences*, gives this lively picture of the old lady:—"The winter we were at Pau, Mrs. Trollope, the authoress, was there as well, a good-humoured, clever, somewhat vulgar old lady. She took much notice of me. The English residents were not a little shy of her, fearing lest she should take stock of them and use them up in one of her novels; for she had the character of delineating members of her acquaintance, and that not to their advantage. Some one asked her whether this was not her practice. 'Of course,' answered Mrs. Trollope, 'I draw from life, but I always pulp my acquaintance before serving them up. You would never recognise a pig in a sausage.'"

## Ideas for Bazaars.

Some ideas for gifts to a bazaar are always welcome, also ideas for attractions in the way of side shows. A splendid idea (says a London paper) is to collect autographs of famous people by getting each one to sign his or her name in pencil on a fancy tea-cloth. Embroider these names, afterwards, and you will be able to sell tea-cloths for quite a good price. Dolls, telephone covers and tea cosies always fetch good prices. Dainty boudoir caps also sell well and are not much trouble to make. Well-knitted or crocheted jumpers are sure sellers at bazaars. The fashion for hand-painted hats opens up good possibilities. If you are good at painting, get a good design to copy and paint it on one of those coarse canvas straps, preferably in a mushroom shape. You will be able to sell a hat of this kind for two or three guineas. Some kind of a brain tub or "lucky dip" is always a success. People will quite

cheerfully pay half a crown to become possessed of a "lucky" gift worth twopence. So think of the profit to be made! At a large bazaar last year a girl went about wearing an overall on which were a hundred little pockets, and each pocket contained a little gift. People were invited to dip into a pocket for a shilling, and in less than an hour the pockets were empty and had to be filled again.

## Bees And Colour.

Romance is the keynote of the animate universe, writes John O. Craven in *The Open Road*. In our own lives it exercises a dominant and all-powerful influence, and if we descend through a million-varied organisms to the lower and less intricate forms of life, we shall still find it. In the plant world we have the tender maiden power opening her petals to the sun, and using all manner of coquettish arts—colour, perfume, and honey—to attract the love-messenger, the bee, to her bosom. All the beauty we see in the blossom is not placed there for our admiration. It is there because it has a definite office to perform in the purely material process of reproduction. Flowers vary in colour and smell according to the kinds of insects they want to attract. The favourite colours of the honey bee are blue, violet, crimson, purple, and deep violet blue, particularly the last named. Butterflies and humble bees are very partial to scarlet, which is also a favourite of the humming-bird. Night-flying insects favour white and yellow—a circumstance easily accounted for, since the deeper-coloured flowers become invisible as twilight falls. Flies and beetles which frequent dung-heaps are drawn to greenish-yellow flowers. Wasps, which are so partial to decayed fruit, seem to have a predilection for dark brown; and carrion flies are most susceptible to pale fawn, red, and dirty violet, the prevailing tints of decaying flesh. Odorous flowers are of two kinds, fragrant and offensive. The former are chiefly visited by bees, and the latter by carrion flies and dung beetles. There are some plants which, though odourless to man, appeal to the olfactory organs of insects. Such are the flowers of the Virginia creeper, in which we can detect no scent; but they must have some scent which is apparent to bees, otherwise it would be impossible to account for the readiness with which they find the flowers, which are insignificant in size and green in colour, and quite indistinguishable among the leaves.

## Sunnings and Common Sense.

Don't doctor your blood for rheumatism. Use an external application of Chamberlain's Pain Balm. In a few days it will get you up and out into the sunshine, then Nature will restore the rich red blood to your veins and speed the system of this troublesome illness. For sale by all Chemists and Storekeepers.

## G. FALCONER &amp; CO., (HONGKONG) LTD.

WATCHMAKERS &amp; JEWELLERS

DIAMOND MERCHANTS

UNION BUILDING (OPPOSITE G.P.O.)

Agents for:—ADMIRALTY CHARTS,  
 ROSS'S BINOCULARS and TELESCOPES,  
 KELVIN'S NAUTICAL INSTRUMENTS,  
 ENGLISH SILVERWARE, direct from Manufacturers,  
 High Class English Jewellery.

## THE INTERNATIONAL SHIRT CO.

Head Office: 79 Wyndham Street, 2nd Floor.

(Opposite Central Police Station.) Tel. Central 4168.

Dealers in all kinds of High-class Silk Shirts,  
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## The China Mail.

HONGKONG, FRIDAY, OCT. 5, 1923.

## THE BUDGET SPEECH.

Coming hard on the heels, or more appropriately the echo, of the speech made by the Duke of Devonshire to the members of the Imperial Conference now in session in London, in which Hongkong came in for some attention and reference was made to the Colony's emergence from the recent acute trade depression and the fact that she has profited by the political unrest in China, is H.E. the Governor's Annual Budget Speech. This was when the Budget speech in the British House of Commons was an occasion of no little importance and interest. Doubtless the interest is still maintained and the taxation methods of Chancellors of the Exchequer comes in for the same detailed analysis and criticism that has prevailed hitherto. Our local Budget proposals do not as a general thing excite much outward comment, unless proposals include matters which affect hardly the people, who may be expected to have their voice heard through unofficial channels. For the next fortnight our officials will doubtless give close study to the speech now under review and have something to say more or less illuminating, when the time arrives for their voices to be heard. It may be that the extreme length of a Budget Speech, made so by the many matters with which it deals, or the fact that the voice of the people finds no active expression in Government, makes a reading of such a speech less attractive than it otherwise would be. Few there be we imagine who take no interest whatsoever in the work of what has been described as "our benevolent Government" and who are not

interested however slightly in what has been done and what is being attempted. The Budget speech may be described as an annual stock-taking, when the past is reviewed, and advantage taken of its many lessons to meet the future. The reading of the speech can therefore be recommended as an act of civic or Colonial pride or necessity. It will repay careful reading and give the mind to think, whilst in its closing passages, those dealing with the Land Boom, the Housing Problem, Military Lands, and the Government's Opium Policy, the speech reveals the maker of it as possessed of a wide and sympathetic outlook, an administrative mind above the ordinary, pointing out what may seem obvious facts, but which in the rush of the daily round are likely to be lightly thought of and as lightly heeded. There will we imagine be little if any cavil at the various increases in expenditure which is likely to make it exceed revenue to the extent of three and a half million dollars. As in human life, there is no standing still in the life of a place. It either progresses or does not. And Hongkong has progressed beyond probably the dreams of its early founders could they be here still to indulge in flights of fancy. Increases in Medical, Sanitary, Police, Educational and other matters are all incidental upon the Colony's expansion, and have become increasingly necessary as the days have gone on. The unsettled causes which have operated in Southern China, to which His Excellency has referred in statesmanlike terms has meant increase in population including the undesired class of criminal and the diseased. When normalcy is again reached, and we hope maintained, and the population recedes to its former dimensions it may not be necessary to maintain these increases. Fresh problems seem at this moment and in this connection

to assert themselves; but sufficient unto the day is the increase thereof, and present problems must be met as expeditiously as they arise. The Unofficial Members of the Council will doubtless have something to say on matters of omission, and for the time being such matters, if any, may safely be left with them. It is as we have previously indicated, the latter sections of His Excellency's speech which have given rise in our mind to a considerable degree of interest by reason of their timeliness and obvious truth and sincerity, and which will we think repay further study. The most ardent monist, eager for the fair name of all that British Administration stands for cannot we imagine refute the solid facts of reason advanced by His Excellency in dealing with the Government's opium policy. What he has said seems inevitable. The hot headed would probably be all out for an entire abandonment of the Opium Monopoly on the lines of "d.....n the consequences," so long as the thing is discarded, but such a policy, if so it can be described, is fatal and leads only to disaster. The arrival of the Army Council's Authority to go into the question of the Military Lands is in itself of no little significance, and His Excellency's optimistic note as to the probable early settlement of this most important matter will give general satisfaction. The Land Boom and the real cause of it have been so apparent and for so long that what has been so convincingly said but re-emphasises the obvious. These booms are unhealthy manifestations, and unstable, and "cannot last indefinitely." They are unusual and an undermining factor in thoughts and habits of existence which are having their own deleterious effect. The "under dog" is not assured of a straight deal and becomes the tool of forces he cannot control. Men who hope for that return to the normal so eloquently voiced by His Excellency, when a fair measure of happiness and contentment may reasonably be expected to dwell in the land. These are but necessarily passing thoughts on a speech that should be the occasion of much sympathetic thought. Other matters may arise which may call for more stringent criticism; but here we simply conclude by congratulating all concerned on piloting the Colony through a difficult period and looking to the future with such unbounded faith and confidence.

## An Equine Problem.

A cable has announced the arrival in the United States of Papyrus, the winner of this year's English Derby, who has been matched against America's best three-year-old for a sum of £20,000 and a Gold Cup to the winner and £5,000 to the loser. The distance is 1 1/2 miles and, according to present arrangements, the race will take place on October 20. Mr. August Belmont, chairman of the American Jockey Club, issued the challenge on behalf of the Westchester Racing Association, which appears to consider that the match will prove sufficiently attractive to the public to make it a sound financial proposition. At least it is difficult to see what real benefit will accrue to horse-breeding or horse-racing in a race under such conditions. We have seen it stated that the result will prove which is the fastest horse in the world. Of course, that is sheer nonsense as Papyrus put up no star performance when he won the Derby. Up to date we have received no definite news what horse will be the opponent of Papyrus in the United States. It is generally believed that Zev will be named, but Mrs. Payne Whitney's three-year-old filly, Untidy has also been mentioned. Mr. August Belmont, as the breeder of Tracery (sire of Papyrus) and owner of that good horse when he won the St. Leger, in 1912, naturally must feel a sentimental interest in the fortunes and deeds of Tracery's first Derby winner. Nevertheless many will question his judgment in proposing a match with Papyrus within a few weeks of the St. Leger and within 30 days of landing in America. Time and again it has been shown that even the trip across the English Channel is enough to cause complete loss of form. The peerless Pretty Polly at her zenith got beaten by a moderate performer (like Presto) when she was sent across the Channel. A transatlantic voyage is a far severer test. Even if Papyrus wins it will merely prove how moderate are the three-year-olds in America; if he is defeated it will prove merely that the expected has happened. The best way to view the affair is as a sporting match with the odds all in favour of the American horse. That Steve Donoghue has consented to make the trip and run the risk of losing his position at the head of the list of winning jockeys adds further interest to the match. The most amazing feature of the whole affair is that Mr. Irish, the owner of Papyrus, ever entertained the project; now that he has done so, it is to be hoped his proverbial hick will hold.

## To-day's Poem.

(The Drunken Seaman.)

There came a seaman up from the sea,  
"Sailor, what is your will of me?"  
He rolled in his gait as seamen use,  
His eye was stern, that I might not choose.  
But fetch him booze, and make him merry;  
"Sailor, what is your will of me?"  
He puffed at a pipe that gave no smoke,  
Then this strange word from his lips there broke:  
"I was drowned in the Skagger-Rack,  
But we fought 'em fair, and we beat 'em back.  
'Now which of these laughing lads shall be  
Seamen to learn the ways of the sea?"  
He looked at the lads, and they left their game,  
And wide-eyed over the grass they came;  
And each one spoke, and thus said he:  
"Sailor, what is your will of me?"  
—MAUDE GOLDRING.

## WEATHER CALENDAR.

OCTOBER 5.

1570. The fifth of October, at night happened a terrible tempest of wind and rain both on the sea and land by means whereof many ships and other vessels were drowned, about midnight the water overflowing, drowned many meadows, pastures, towns, villages, cattle, houses and goods, to the utter undoing of a great number of subjects of this Realm: besides the loss of many women, and children, some drowned in their beds, and some as they travelled.

1711. Windsor. I dined with honest Colonel Godfrey, took a good walk of an hour on the terrace, and then came up to study; but it grows bloody cold, and I have no waistcoat here.

## SHADOWS BEFORE.

Coming Events Advertised in The Mail.

## ENTERTAINMENTS.

October 5.—Coronet Theatre; Charles Ray in "A Tailor Made Man."  
October 5.—Star Theatre "An Accidental Honeymoon," 5.30 p.m.  
October 5.—World Theatre; "Soldiers of Fortune."  
October 5.—Star Theatre; Forbes-Russell Comedy Co., presents "Peg O' My Heart," 9.15 p.m.  
October 6.—Hongkong Jockey Club's fourth Gymkhana.  
October 13.—Dance at Peak Club, 9.15 p.m.  
October 9.—At P.W.D. Offices, one lot of Crown Land at Pokfulam Road, 3 p.m.  
October 6.—Lamont Bros., at Holt's Wharf, Kowloon, 13 casks of silicate of soda, 11 a.m.  
October 5.—Kennedy Road, at "Kingsclere" Kennedy Road, a quantity of valuable household furniture, etc., at 11 and 2.30 p.m.  
October 5.—Hongkong Cricket Club annual general meeting in the Pavilion at 5.30 p.m.  
October 9.—Hongkong Hockey Club, annual meeting in the Hongkong Cricket Club Pavilion, 5.30 p.m.  
October 15.—Extraordinary general meetings at Hongkong Hotel, Pender Street, of the Hongkong Hotel Co., Ltd., and the Shanghai Hotels, Ltd., at 11 a.m. and 11.30 a.m. respectively.

## WAITING.

Yes, waiting till the Wheel of Fate,  
May bring thee back again;  
Across the sea of Love and Hate,  
And Life's long dreary plain.

Yes, waiting till our stars may bend  
Their course in stellar space;  
Their light enshrined with rays to blend  
Our lives in some more place.

Yes, waiting till we whisper thoughts—  
Ere born within the deep  
Recesses of our lonely hearts—  
Of love our souls may keep.

JOHN KYOTO.

## LOCAL AND GENERAL.

There will be a subscription dance at the Peak Club at 9.15 p.m. on Saturday, October 13.

The annual general meeting of the Hongkong Cricket Club will take place to-day at 5.30 p.m.

A postcard from R. B. Salisbury announces his "Coming Shortly" with "The Quaints," "Polly," "The Beggar's Opera," and "The Nine O'clock Revue."

The hearing of the action brought by Captain J. Watson, formerly master of the "Gorjian," against Mr. H.M.H. Nemaze for damages for wrongful dismissal was concluded in the Summary Court yesterday afternoon. Mr. Justice Gompertz reserved judgment.

A Chinese Engineers' Institute is being opened at Canton to-day. It is a building specially erected for the purpose at a cost of \$30,000 for the site and \$40,000 for the erection of the building. We read that many prominent persons in Canton and representatives of the Chinese engineers from Hongkong, Shanghai and other parts of the country are expected to be present at the opening ceremony.

## FOR BUSY MEN.

POINTS FROM THE BUDGET SPEECH.

"The Colony's Finances are in 'a most satisfactory condition.'"

\$10,897,302 is the sum to be applied to public service for the year 1924.

The Colony's Credit balance is \$12,658,642, which is \$5,000,000 more than expected. Less expended than anticipated and under-estimates of revenue is given as reasons for the increase.

Revenue for this year is now expected to exceed original estimate by over \$4,400,000. Difference is due mainly to continued high return from opium monopoly, and to largely increased land sales which are expected to total \$2,800,000.

The P.W.D. has been unable to spend all the money allotted to it. Recurrent expenditure in this department, shows an increase of over three lakhs due to repairs necessitated by typhoon weather.

Military contribution increased by \$200,000.

\$300,000 goes to University, balance of endowment fund. \$250,000 for expenses in connection with the British Empire Exhibition.

Revenue for 1924 is estimated to amount to \$21,369,934, and expenditure to \$24,924,667.

\$20,000 has been included in the estimates to cover cost of possible visits to the Colony by Foreign squadrons.

Also \$14,000 for a Geological survey of the Colony. No one locally being able to do this work, officers of the British Columbia University are to do the work.

\$17,500 is set aside to meet the cost of the preparation of the Laws of Hongkong. Legal departments are to have more officers.

The Police Force is increased to 1,415 men, "a very big and also a very expensive increase" over the 1,200 of previous year.

The Fire Brigade is to "burn up" quite a lot. A Fire Fleet is to cost about \$180,000.

Remand prisoners are to have a van provided for their use when being taken to the Supreme Court.

Medical and Sanitary Board show increases in expenditure due to additions to staff. The Education Board gets \$95,000.

The P.W.D. is to have seven additional engineers and eight overseers. It is estimated this department will be able to spend \$7,000,000.

"A very large sum" is set aside for the railway which "has great potentialities."

The building of quarters for officers is being steadily continued. The Government is participating in the Kowloon Tong scheme.

More roads are to be made, including some for motorists.

\$10,000 for laying of tramways in Kowloon.

\$100,000 for laying out of King's Park for recreation purposes.

A new lunatic asylum to be built.

It is hoped to bring the first water to Hongkong from the Shing Mun Valley Water works on the Kowloon side in the spring of 1927, at the rate of 17 million gallons a day throughout the driest period. The estimated cost of doing this is put down at \$17,000,000.

It is expected to end the year 1924 with a deficit of 3 1/2 million dollars. Balances are ample to meet any possible call upon them.

Efforts to reduce consumption of opium "have not been attended with very great success." Increasing taxation in various directions has meant the Colony's revenue being exceeded in its immediate needs. The Colony is in a position to face the loss of all revenue from opium without becoming involved in serious financial difficulty.

So long as China continues to grow opium in great quantities the Colony is unable to abandon its monopoly.

Revenue from Land Sales is "mere guess work." Demand for land is due to speculations in South China—With the land boom—end during the coming year?

Military lands question may be settled before the Governor's term of office expires.

LAUS DEO.

## JOTTINGS FROM MACAO.

(From Our Own Correspondent.)

## Arrivals.

Mr. C. Van Dorssen, business manager of the Netherlands Harbour Works Company, Macao, Ltd., arrived here on Friday.

Dr. Soares, also, has returned from the Medical Congress at St. Petersburg.

## Departures.

General Sir Manuel Gomes da Costa, K.C.M.G., embarked on the morning of the twenty-seventh, with the military honours due to his rank.

The General leaves many close friends and admirers in this city.

## Artists.

An able Chinese artist, named Choi Chong, exhibited his ability a few days ago by removing, with admirable dexterity, a gold jewellery from the breast of a passing Chinese lady.

Another, called Sin Seng, with a gang of ten, entered a Chinese store and were doing some excellent work when the police arrived and conveyed them, troupe and leader all to prison.

## Proclamation of the Republic.

The thirtieth anniversary of the Proclamation of the Republic, is being celebrated in many ways by the Government and the people.

The chief event is of course the Government House Ball, which promises to be a brilliant function.

In the morning there will be a parade of all the military forces and attached units, after which they will be handed the colours and will march past the Municipal Building at the salute.

His Excellency the Governor, Dr. Rodrigo Rodrigues, will also give a tea-party to the children of Macao, at his summer residence "Flora."

In addition to the foregoing and the official reception by His Excellency, the Centro Republicano Eleitoral will assemble in commemoration both of the Proclamation of the Republic and the new foundation.

## New Fire Brigade Headquarters.

The formal opening of the new Fire Brigade headquarters took place on Wednesday, at 4 p.m., followed by a display of fire-drill and a kermess in aid of the Firemen's Pension Fund.

## Procession in aid of the victims of the Japan Earthquake.

This procession, announced for the 20th and 30th ultimo, was unavoidably postponed. The date will be announced later.

## Concert.

The concert which was given for the same end was highly successful, a substantial sum being remitted to the relief fund.

## COLONY'S FINANCES.

## YESTERDAY'S COUNCIL VOTES.

The Colonial Secretary presided over the meeting of the Finance Committee held following the Council meeting and explained the following votes, which were approved:

\$540 in aid of the vote Botanical and Forestry Department, Other Charges, Maintenance of Gardens and Grounds.

The Chairman: This is for re-laying the tennis court at the Paine Judge's house at the Peak.

\$85,000 in aid of the vote Miscellaneous Services.

The Chairman: This is in respect of the old Yaumati ferry. When it was decided to control these ferries that service was put up to tender and the Company then running it was dispossessed.

There has been considerable correspondence since as to the damage done, with regard to the depreciation of launches in particular, and as regards the prices which we paid for the piers. The piers were their property, but on temporary permit and we had the right to resume them. The matter has been before the Secretary of State and thoroughly thrashed out, and this figure of \$85,000 is acceptable to the applicants in full settlement.

\$500 in aid of the vote Miscellaneous Services, Bonuses for Interpreters and Translators.

The Chairman: The annual vote is \$1,107. The younger clerks in the service are encouraged to qualify for these bonuses. There has been a very good response and this sum is required.

\$4,500 in aid of the vote Military Expenditure, B.—Volunteer Defence Corps, Other Charges, Camp Expenses.

The Chairman: The camp which was held in January last year exhausted the vote of \$4,000. This is for the annual camp to be held this November.

The Finance Committee also approved the financial minute relating to the distribution of unexpended balances of Public Works Department votes for the year 1923.



# THE HOUSING QUESTION.

## COMMISSIONS REPORT.

### RESERVATIONS AND RECOMMENDATIONS.

#### EXHAUSTIVE SURVEY.

The Report of the Housing Commission appointed by H.E. The Governor in April last to enquire "as to what measures are possible to increase the quantity and decrease the cost of housing accommodation in the Colony," was laid upon the table of the Legislative Council yesterday. Realising that this question is one of the most important with which the Colony has had to deal, the *China Mail* feels that best interests will be served in giving the Report word for word as it has been delivered, urging its readers to give it their careful consideration.

The members of the Commission were the Hon. Mr. H. E. Pollock, K.C. (Chairman) the Hon. Mr. R. H. Kewell, and Mr. W. S. Bailey, a compact Commission, so far as number is concerned, and well qualified by long residence and interest in things relating to the welfare of the Colony, to report on housing.

#### Introduction.

We were appointed by His Excellency the Governor in Council to enquire "as to what measures are possible to increase the quantity and decrease the cost of housing accommodation in the Colony," and were directed to report to His Excellency the Governor on findings and recommendations at as early a date as possible.

Our report does not deal with "other" accommodation, because we were subsequently informed by the Government, by letter, that the above expression, "housing accommodation," was not intended to include other accommodation.

Although asked to report as early as possible, we have been so impressed by the gravity and difficulty of the task assigned to us, and by the undesirability of arriving hastily at any decision, that we have deemed it advisable to take ample time to prosecute our investigations.

Whilst we have, in the course of our enquiries, collected a considerable mass of valuable documentary and other evidence referred to in paragraphs 5 and 6 of this report which has assisted us greatly in arriving at our conclusions, we have nevertheless drawn to a certain extent upon our long experience of the Colony, its circumstances and its needs.

#### Documents.

We annex hereto the following documents:—

Enclosure 1 containing—  
(1) our circular dated the 9th April, 1923, which was sent to all the authorised architects in private practice, and to Chinese contractors and engineers in the Colony on the Government list, and which was also published in the "four large English newspapers"; and  
(2) the answers thereto, numbered 1 to 55, for convenience of reference.

Enclosure 1A containing plans referred to in letters in Enclosure 1.

Enclosure 2 containing our circular letter dated the 27th April, 1923, addressed to European firms on the subject of the housing of employees; with answers thereto, numbered 3 to 32.

Enclosure 3.—Minute extracted from C.S.O. 3 in 361 (1921) by the Hon. Mr. H. T. Jackson, dated 18/12/22, on the subject of the estimated cost of erection by the Government of lodging-houses for Chinese, together with the estimated annual expenditure thereon, and the estimated annual revenue therefrom.

Enclosure 4.—Minute extracted from C.S.O. 1255/23 of the 6th Meeting of a Committee consisting of the late Director of Public Works, Mr. T. L. Perkins, Mr. H. W. Bird, and Mr. W. L. Leach on the introduction of labour-saving devices.

Enclosure 5 containing information received by the Chairman from the Buildings Office re the projected demolition and reconstruction of certain buildings.

Enclosure 6 containing cuttings from the local Press, and extract from speech of Vice-Chairman of Kowloon Residents' Association at their last annual meeting, on the subject of Reservations.

Enclosure 7.—Map of Hongkong showing proposed British Reservations.

#### Viva Voce Evidence.

6. In addition to the above documents, we have taken the following viva voce evidence (Enclosure 8), namely:—

- (1) Evidence of 4 witnesses employed in His Majesty's Naval Yard.
- (2) Evidence of Mr. Lam Woe, contractor, on various points referred to in the letters in Enclosure 1.
- (3) Evidence of the late Mr. J. W. White, the officer then in charge of the Buildings Office, together with certain papers he handed in.
- (4) Evidence of Mr. J. C. Parker Rees, Superintendent of Crown Lands, together with papers which he handed in, and also has since sent to the Chairman.

- (5) Evidence of the Hon. Mr. H. T. Jackson, Acting Director of Public Works.
- (6) Evidence of Mr. L. G. Bird, partner in the firm of Palmer & Turner, Architects, together with letters since sent to the Chairman.

#### Interviews.

7. We or the Chairman have also had the following interviews:—

- (1) Mr. F. P. de V. Seares, who expressed the necessity of his Mission to investigate in erecting buildings on the hill sides, provided that cheap land could be obtained from the Government. He is in favour of the Hon. Mr. A. G. M. Fletcher's scheme for erecting houses, which is dealt with in para. 36 of this report.
- (2) Mr. F. P. de V. Seares on a scheme which he, in association with a number of wealthy Chinese gentlemen, submitted by letter to the Colonial Secretary, for the levelling and development of the ring of hills surrounding the Cemetery site, in the centre of the Kowloon Peninsula for the purpose of building houses thereon for accommodating British, Portuguese and Chinese residents of moderate means, and also the Chinese working classes. This scheme is again referred to in para. 37.

8. Mr. Fred. Ellis, who is interested in a scheme for the formation of a Development, Building and Savings Society. Further reference to this project will be found in para. 36.

9. Mr. H. W. Cowling, an expert in cement-concrete structures, who was on a visit here from Bombay.

#### Distressed Tenants.

8. The Chairman has also, with the approval of the other members of the Commission, dealt both orally and by letter with numerous applications made to him by distressed tenants who had been given notice to quit under Section 4 (1) (a) or Section 4 (1) (b) of the Rents Ordinance, 1922.

9. In all the cases falling under 4 (1) (a), the Chairman was able to assure the tenants of their right to remain where they were.

10. In some of the cases under 4 (1) (b)—the clause re three months' notice to quit, on reconstruction—the Chairman had to appeal to the Hon. Acting Colonial Secretary, who worked hard in the matter, to provide the distressed tenants with other accommodation. Even, however, with such Government help, these tenants have undoubtedly suffered much hardship in many cases, not only by being turned out of their previous dwellings (some of them stated by the Buildings Authority to be in "good" or "fair" condition, see items in Enclosure 5, marked with a red cross), but also by being in many instances obliged to pay higher rents than before. This subject of reconstruction is again referred to in paras. 104 to 106 of this Report.

11. For convenience of reference, all paragraphs in this report containing recommendations by us are indicated with an asterisk.

12. Having made the above preliminary remarks, we now proceed to deal with the first of the two branches of the housing question referred to us, namely:—

#### I.—Measures for Increasing the Quantity of Housing Accommodation.

13. This branch of our Inquiry falls broadly under 5 sub-heads which are:—

- (1) Opening up and laying out of new sites for building purposes.
- (2) Improvement and extension of communications with outlying districts.
- (3) Encouragement of building and Government facilities.
- (4) Utilization to best advantage of land already available.
- (5) Provision of an adequate staff for the Public Works Department.

(Continued on page 9.)

## TO-DAY'S ADVERTISEMENTS.

**NAVY LEAGUE BALL**  
Under the Patronage of Admiral Sir Arthur Leveson, K.C.B.  
(In aid of War Charities)  
Will be held at  
The CITY HALL on  
FRIDAY, 2nd November, 1923,  
at 9.30 p.m.  
Tickets \$5 each.  
Obtainable from the  
Ladies' Committee,  
Moutrie's, Anderson's and  
The Engineer's Institute.

STRUTHERS & BARRY.

## NOTICE TO CONSIGNEES.

From SAN FRANCISCO and LOS ANGELES via PORTS.

THE Steamship  
"WEST CACTUS"

having arrived from the above mentioned ports Friday, 5th October, 1923. Consignees are hereby notified that their cargo is being landed at their risk into the hazardous and/or extra-hazardous Godowns of the Hongkong & Kowloon Wharf & Godown Co., Ltd., Kowloon, and stored at consignees' risk.

Consignees of Cargo must produce an Import Permit signed by the Superintendent of Imports and Exports, Hongkong, before Bills of Lading will be countersigned or Delivery Orders issued.

All broken, chafed and damaged cargo is to be left in the Godown where it was examined at 10 a.m. Wednesday, 10th October, 1923, by Messrs. Anderson & Ashie, Marine Surveyors.

All claims must be presented within ten days of the steamer's arrival here, after which they cannot be recognised.

No claims will be recognised after the goods have left the Godown and cargo undelivered after 11th October, 1923, will be subject to rent.

No Fire Insurance whatever will be effected.

Consignees are requested to send in their Bills of Lading in exchange for Delivery Orders immediately.

STRUTHERS & BARRY,  
Agents, U. S. S. B. Emergency Fleet Corporation.  
Hongkong, 5th October, 1923.

## TO-DAY'S NEW ADVERTISEMENTS.

### DON'T MISS

The last day of the popular comedy star

**CHARLES RAY**

**A TAILOR MADE MAN**

Final performances to-day

AT

**THE CORONET.**

## THE STAR

TO-NIGHT at 9.15

**FORBES RUSSELL COMEDY COMPANY**

will give

Their Farewell Performance in Hongkong

**"PEG O' MY HEART"**

The comedy that made Laurette Taylor famous.

Popular Prices \$3, \$2 & \$1.

Booking at Moutrie's and Theatre.

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From LEITH, ANTWERP, MIDDLESBRO, LONDON & STRAITS.

The Steamship

"BENCLEUCH"

CONSIGNEES of Cargo are hereby informed that all Goods are being landed at their risk into the hazardous and/or extra hazardous Godowns of the Hongkong & Kowloon Wharf and Godown Co., Ltd., whence, and/or from the wharves delivery may be obtained.

No Claims will be admitted after the Goods have left the Godowns, and all Goods remaining undelivered after the 12th inst., will be subject to rent.

All claims against the Steamer must be presented to the Underwriter on or before the 26th inst., or they will not be recognised.

All broken, chafed and damaged Goods are to be left in the Godowns, where they will be examined on the 12th inst., at 10 a.m.

No Fire Insurance has been effected.

Bills of Lading will be countersigned by

GIBB, LIVINGSTON & CO., LTD.

Hongkong, 5th October, 1923.

## Laughter First!

Chase grasshoppers in the middle of Des Voeux Road during tiffin hours (Saturday recommended)

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Do not examine the barrel of your Automatic Pistol before closing it and let the seven bullets have a fresh start in the direction of your best friend and family who crowd around you to see the experience.

Attend to the next Derby races, purchase the Winning sweepstakes ticket, then run to the starting post, tickle the horse one by one, if you have no success, uncover the pen of your fountain-pen (Your tipster will do better) and count with it how many hairs the presumed winner has on its tail, but before order an ambulance car.

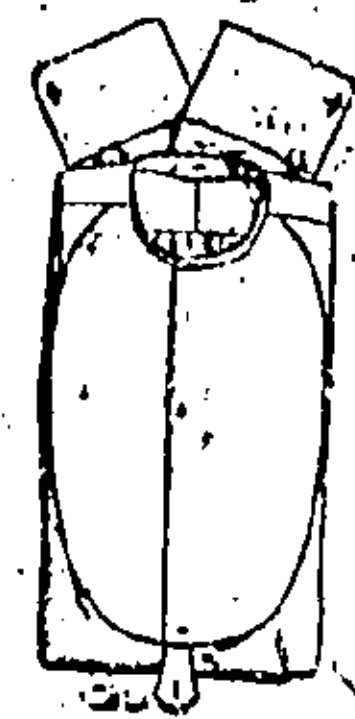
At sunset, wear your collared bathing-suit (one piece), take a gasoline shower bath and jump on your coolingstove when it is red-hot, and experience the delicious sensation.



## Safety Last!

## LANE, CRAWFORD, LTD.

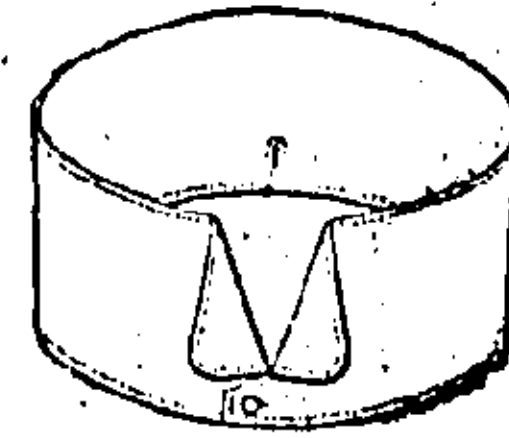
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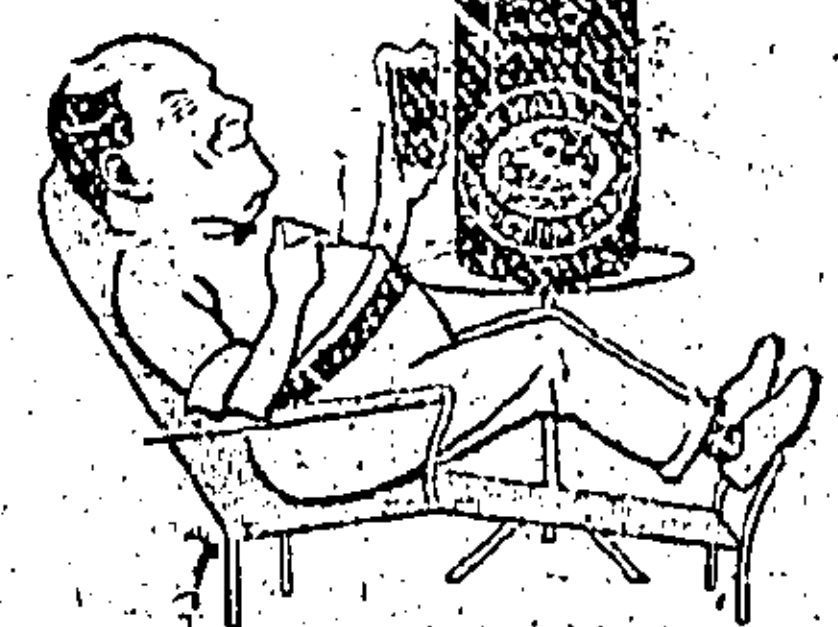
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Steamers proceed via Suez Canal or Panama Canal at Owners' Option.

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HAIPHONG .....Capt. W. O. Passmore .....SUNDAY 7th Oct. at 10 a.m.

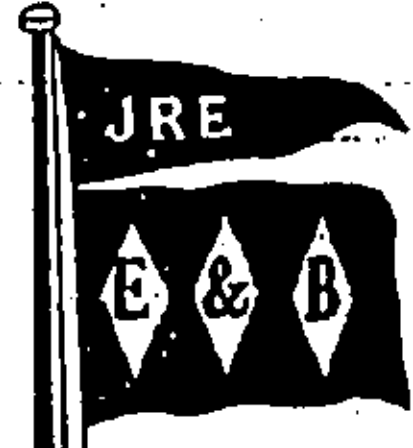
HAIPHONG .....Capt. Ellis Walker .....TUESDAY 9th Oct. at 1 p.m.

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Projected Sailings from Hongkong.

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**"CITY OF LINCOLN"** 12th October, Marseilles/London

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**PASSENGER SERVICE.** Shanghai & Kobe.**"CITY OF KARACHI"** 21st October Marseilles & London.**"CITY OF KARACHI"** 27th November**"CITY OF PARIS"** 2nd January**"CITY OF CANTERBURY"** 21st February**"CITY OF YORK"** 30th March**"CITY OF CAIRO"** 15th April**FARES TO LONDON.**

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M.V. "ERMLAND" .....arrive Hongkong about 1st November.

M.V. "PREUSSEN" .....arrive Hongkong about 20th November.

HOMEWARD for Barcelona, A'ruer, Riden &amp; Ruz via Philippine Islands.

S.S. "OLDENBURG" .....leaving Hongkong about 10th October.

M.S. "HAVELLAND" .....leaving Hongkong about 24th November.

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Oct. 13 - E. A. Raka.

23 - E. A. Bistang.

**FROM SINGAPORE.**

Oct. 30 - U.S.S.B. West Ivan.

**FROM JAPAN.**

Oct. 11 - J.C.J.L. Tjilwang.

**FROM MANILA.**

Oct. 31 - U.S.S.B. West Sequana.

**FROM SYDNEY AND MELBOURNE.**

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Nov. 6 - E. A. Racker.

Dec. 10 - E. A. Arafura.

Jan. 7 - E. A. St. Albans.

**FROM JAVA.**

Oct. 6 - J.C.J.L. Tjilwang.

**FROM BOMBAY.**

Oct. 11 - N.Y.K. Sado Maru.

**FROM CALCUTTA.**

Oct. 6 - R. I. Torilla.



\_\_\_\_\_







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## PORTUGAL'S NEW EXECUTIVE.



Manuel Teixeira Gomes.

Manuel Teixeira Gomes, journalist and diplomat, is 57 years of age, having been born on the 17th May, 1866. He was educated at the University of Coimbra, where he became a member of the Faculty of Law. He spent twenty years in the diplomatic service, mainly in Europe, Asia, and Africa. He was Minister of Foreign Affairs from 1914 to 1916. In 1917, when the "Dezembristas" came into power, he refused to sanction the Dictatorship, not making any propaganda in the English Press in favour of the government of Sr. Dr. Sidonio Pais. For this he was recalled and imprisoned some days, but, on the re-establishment of constitutional guarantees he returned to his post in London, and was a member of the Portuguese Delegation to the Peace Conference, and afterwards representing Portugal in various international conferences. In 1919 he was presented as candidate for the Presidency, but Sr. Dr. Antonio Jose de Almeida was the one who received the sanction of Congress. A figure of outstanding mental calibre, Sr. Manuel Teixeira Gomes is highly respected in diplomatic circles and particularly in England. He has proved his ability to represent the Portuguese Nation in a worthy manner, before national and foreign, in the high position to which he has been appointed.

## THE LINCHENG NOTE.

OUR STAND FIRM  
ON DEMANDS.

October 4.—The Diplomatic Commission, answering to the Commission of September 24, expressed its opinion on the Chinese demands. It noted that the Chinese demands were not only a demand for the restoration of the rights of the Chinese in the Lincheng area, but also a demand for the restoration of the rights of the Chinese in the Lincheng area. The Commission expressed its opinion that the Chinese demands were not only a demand for the restoration of the rights of the Chinese in the Lincheng area, but also a demand for the restoration of the rights of the Chinese in the Lincheng area.

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## FOOTBALL.

TEAMS SELECTED FOR  
TO-MORROW'S GAMES.

The matches for to-morrow are as follows:

LEAGUE DIV. I.  
Police v. R.C.A. Kowloon F.C. ground.  
"Tamar" v. "Dionede" Sookunpoo "B" ground.  
King's v. S. China "A" Sookunpoo "A" ground.

LEAGUE DIV. II.  
Club de Recreio v. St. Joseph's Kowloon F.C. ground.  
King's v. S. China "A" Sookunpoo "A" ground.  
"Dionede" v. S. China "B" Sookunpoo "B" ground.

There will be no League football within the race course.

## K.C.C. v. KING'S

The following have been selected to represent the Kowloon Football Club in their 1st Division engagement with the "King's" on Sookunpoo "A" ground, to-morrow. Hill, Wheeler, Knight, Morrison, McKelvie, Pascoe, Cremo, Sperry, Cooke, Duncanson.

Bishop Bonister, late of the Kwangsi and Hunan diocese was a passenger on the incoming P. & O. "Miltwa."

## OUR FINANCES.

## MR. LOWE'S QUESTION.

## GOVERNMENT'S REPLY.

At yesterday's meeting of the Legislative Council, the Hon. Mr. A. R. Lowe asked the following questions, of which he had given notice, about the Colony's finances:

1.—Will the Government explain under what rules and regulations it acts with regard to the employment (and at what rate per cent.) of the large surplus funds apparently at the disposal of the Government as evidenced by the latest published Monthly Cash Statement for May contained in the Government Gazette of 10th August, 1923, wherein it is shown that there is \$7,837,487.42 deposited with the Crown Agents in London and Investments costing \$5,977,362.25 (representing a market value of about \$7,010,000) besides a balance (presumably in local) Banks of \$1,221,858.30 and also state whether it is satisfied with and intends to increase its recent investments of \$21,000 in Queensland Government Stock?

2.—Assuming the following figures to be correct will the Government consider the advisability of reducing taxation in the shape of Rates and for Liquor Duties:—

	Revenue	Expenditure	Surplus
1920	\$11,133,322	\$11,433,715	\$1,000,206
1921	10,001,031	12,086,127	6,175,715
1922	10,569,261	11,987,306	12,658,012
1923	17,907,270	15,388,335	11,807,815

Estimates for 1924 May, 1923.

3.—Will the Government explain the legal difficulty referred to by the Officer Administering the Government in 1922, which prevented His Excellency the Governor exercising his right of repurchase conferred by the Ordinance Government the War Loan of \$3,000,000 at 1916 and, if it is the case, that the Government have been given better terms than the Ordinance authorities further explain who the officials are who have caused the resulting loss to the Colony through 6 1/2 per cent. being paid on the loan and the money available to repay it being invested elsewhere at a lower rate?

4.—In view of the fact that there is a clause in the loan Ordinance giving the Crown Agents power to use the Sinking Fund money to repurchase and cancel any part of the loaned stock issued in 1916 and 1917 whenever the loan is below par, have the Government delayed the attention of the Crown Agents to the matter since the last Budget Debate and, if so, what answer has been received?

5.—To enable the Council to obtain an comprehensive grasp of the cost of the Public Works Department services will the Government by the table a statement showing, in parallel columns, the following particulars for the decade ending 1920 and also up to date, viz:—

1. Personal emoluments and other charges.
2. Annually recurrent works.
3. Total emoluments and recurrent charges.
4. Estimates for Extraordinary Works.
5. Actual cost of Extraordinary Works.
6. Percentage of actual to estimated extraordinary works and also instruct the Director of Public Works to incorporate such information in his annual report in future?

## Colonial Secretary Replies.

The Colonial Secretary replied to the questions as follows:

1.—In the year 1905 the Secretary of State for Colonies gave instructions that the Government should not keep up investments in excess of \$1,700,000 in local Bonds. For a long time the Colony had no investments of this kind, but in 1910 a considerable sum was raised in 1921 the limit was raised to \$2,000,000.

All funds in excess of this limit are committed to the Crown Agents who have discretionary powers as to their disposal. The money is partly invested in and partly used for short term loans and the purchase of Treasury bills. The Crown Agents have recently invested \$25,000 in Queensland

per cent. bonds 1920-25, from which it is clear that they regard them as a satisfactory investment. Whether they make further purchases of these bonds will no doubt depend on whether the market conditions make such investment profitable.

Hon. Mr. Lowe: Arising out of the answer to the question, I should like to ask if the Government is aware that the last loan the Queensland Government tried to raise in the London market was not well received, and that they are committed to repay some £30,000,000 within the next few years? With regard to interest nothing is mentioned in the answer with regard to the interest on loans to Crown Agents.

H.E. the Governor: I think the honorable member should give notice if he wishes to pursue the subject.

## No Over-taxation.

2.—The Colonial Secretary: The Honorable Member has omitted Land Sales from Revenue and Public Works Extraordinary from expenditure, apparently implying that one should be expected to balance the other. In the years 1920-22 inclusive, \$4,912,251 was realised from Land Sales and \$9,185,038 was spent on Public Works Extraordinary, leaving a deficit of \$4,272,787 to be met from revenue or loan. During these three years the surplus balances increased by a sum of \$8,168,376, of which sum, however, \$2,151,835 is a liability representing fluctuation in exchange. The actual surplus, apart from gain in exchange, is \$5,716,541.

The average amount received from Land Sales during the six years 1910-15 inclusive was \$191,371. If this average had been maintained during the year 1920-1922 the receipt would have been \$575,113, against the \$4,912,251 actually received. Except therefore for the profit made in exchange the surplus representing what the Honorable Member calls "apparent over-taxation" during the period 1920-22 would have been approximately \$1,000,000.

The Government does not agree that the Colony is over-taxed. It is obvious common sense to take advantage of an exceptional period such as that of the last three years to accumulate reasonable reserves towards meeting the heavy expenditure which is ahead, and it would be the height of unwisdom deliberately to reduce the yield of permanent sources of revenue when it is certain that the large revenue obtained from opium must entirely cease in the near future.

## War Loan Repayment.

3.—At a meeting of Council held on the 24th October, 1922, the Honorable Mr. A. R. Lowe stated that to this loan, sitting that part of the sinking fund, was invested with the Government Bank at a lower rate of interest than the loan bears and suggesting that it would therefore be appropriate to pay the loan off. The Officer Administering the Government, replying, with notice, referred to a legal difficulty and said that he felt that it was not possible to pay off the loan.

The question of paying off the loan was raised in 1918, and the Government was advised that it could not do so until after the 10th October, 1921, except by amending the law. The Sinking Fund is partly in a sinking fund and partly in a reserve fund. There is a large profit on the sinking fund owing to the fact that the sinking fund is invested in Government Bonds and the Government Bank at a lower rate of interest than the loan bears and suggesting that it would therefore be appropriate to pay the loan off. The Officer Administering the Government, replying, with notice, referred to a legal difficulty and said that he felt that it was not possible to pay off the loan.

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## Inscribed Stock Issues.

4.—The Government has not drawn the attention of the Council to the fact that the Government has issued a large amount of stock in the form of inscribed stock. The Government has issued a large amount of stock in the form of inscribed stock. The Government has issued a large amount of stock in the form of inscribed stock. The Government has issued a large amount of stock in the form of inscribed stock.

## Public Works.

5.—With regard to the question of the expenditure of Public Works will be asked to include in his annual report such information as may be considered that no useful purpose will be served by the constant production of these columns of figures.

## DAIRY FARM COY.

## TWENTY-SEVENTH ANNUAL MEETING HELD.

The 27th annual meeting of shareholders in The Dairy Farm, Ice and Cold Storage Co., was held at No. 2 Lower Albert Road, at noon to-day.

Mr. A. B. Stewart (Chairman) presided and was supported by Messrs. A. D. Constand, W. S. Brown, T. G. Weall (Directors) and Mr. Manuk (Secretary).

The shareholders present were: Messrs. H. W. Page, T. Odiphant, F. Ellis, W. Macfarlane, A. W. Smith, B. W. Bradbury, Chang Tong, Chan Nai-pun, Lo Cheung-shan, M. H. Lo, H. Ruttonjee, A. A. Alves and H. Smythe.

After Mr. Manuk, at the request of the Chairman, had read the notice convening the meeting, the latter spoke as follows:—

CHAIRMAN'S SPEECH.  
Gentlemen, The Report and Accounts having been in your hands for some time I propose with your permission to follow the usual procedure and take them as read.

Your directors are pleased to be able to place before you such satisfactory results notwithstanding the unsettled political conditions in South China which have materially interfered with local supplies.

In view of the satisfactory results obtained, your Directors have voted to the Staff a bonus of 15% on their salaries which I trust has your approval.

Before dealing with the proposed appropriation of the balance standing at the credit of Profit and Loss Account, I should like to draw your attention to the sum of \$80,000—deducted from the "Premium on New Share Issue"—account and utilized for writing down the book values of our Buildings, Property, Ice Plant and Launches. Your Directors considered this necessary in view of the extensive additions, alterations and improvements which have to be undertaken in the near future. In addition to the above sum of \$80,000—we have provided for depreciation from Profit and Loss Account the sum of \$61,271.42, which your Directors feel confident is both a necessary and a wise course to follow.

The net profit for the year after making the usual allowances amounted to \$345,070.92, to which must be added the balance of \$13,112.51 brought forward from last year making a total of \$358,083.43 which it is proposed to deal with as follows:—

Pay Dividend of \$1.50 per share on 200,000 shares.....	\$300,000.00
Place to Cattle Reserve.....	30,000.00
Place to Typhoon and Fire Insurance Fund.....	10,000.00
Carry Forward.....	19,083.43
	\$359,083.43

The Cattle reserve will thus be increased to \$200,000 and the Typhoon and Fire Insurance Fund to \$100,000.

The Dividend of \$1.50 per share amounts to \$300,000— which exceeds by \$38,083.43 the amount appropriated for the same purpose last year. We are able to pay this extra amount out of the Dividends received on investments.

You will also notice from the accounts that we spent during the year \$50,500.80 on repairs and renewals. We hope to see this heavy annual outlay considerably reduced when our new Ice Plant is finished and working and when the alterations at the Farm are completed.

The health of the herd at present is very satisfactory but we suffered heavy losses during the year under review, which we had to replace by new importations. We imported during the year 35 head as compared with 150 head last year and we expect some three this month 30 more cows from Canada. The herd is steadily growing in number and we shall have to continue importing annually in order to meet the growing demands of the Colony and to replace losses by death. The continued growth of the herd, needless to remark, necessitates capital outlay in building of additional sheds and quarters for the attendants.

The recent typhoons, I am sorry to say, caused extensive damage to the dwelling houses, out-sheds and old buildings at the Farm which your Directors have decided to replace in some instances by new and up-to-date structures. Also one of our old launches which was sunk and most probably will have to be scrapped and a new one built to take its place. I might state that we carry our own insurance in respect of our launches and against fire and typhoon damage at the Farm.

Our New-East Point Factory is in course of construction and we

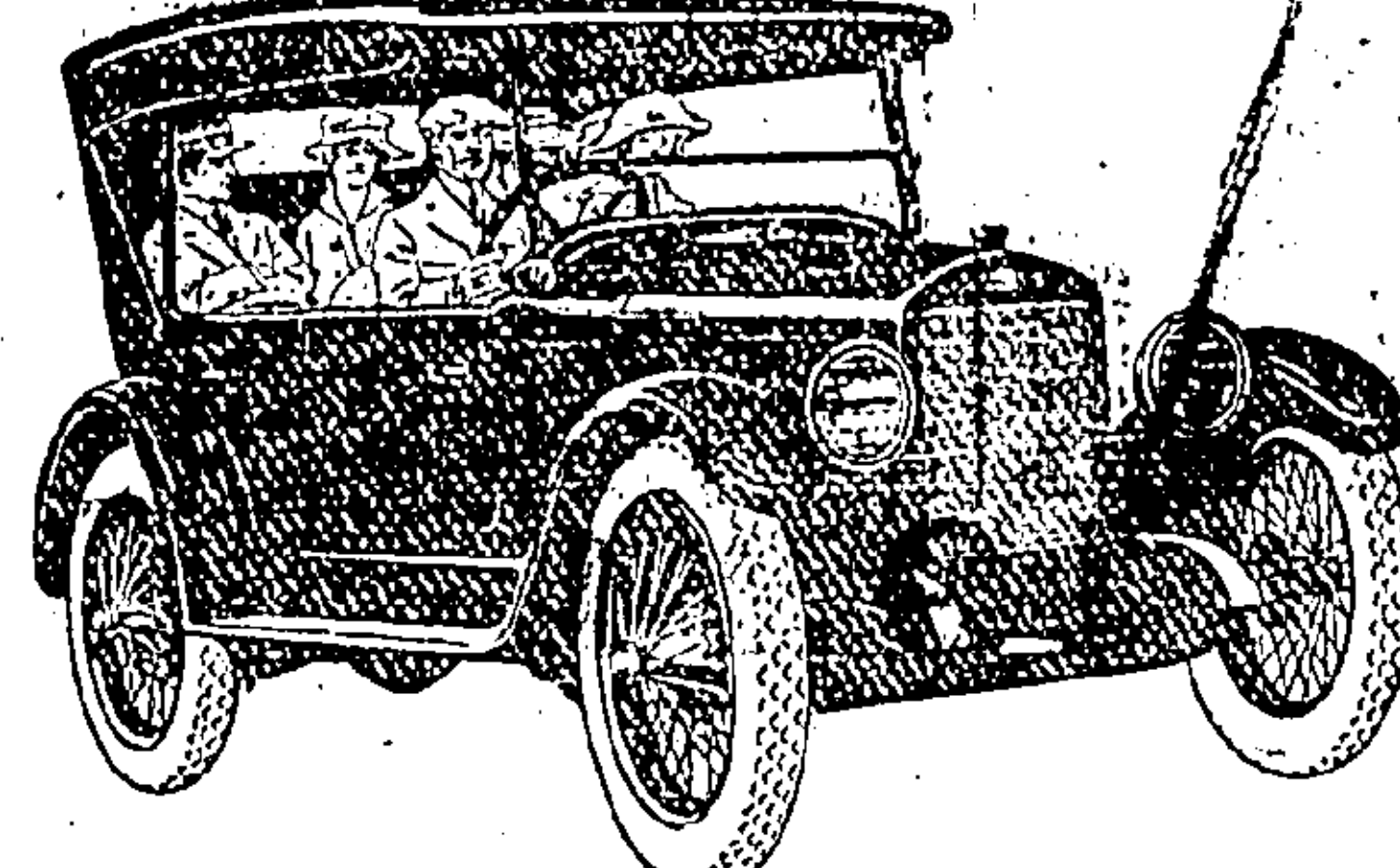
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Order early and insure a  
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## JEWELLERY

at a discount of 25%

SALE WILL BE CONTINUED UNTIL DATE  
OF REMOVAL.

WE are shortly removing to the Old Post Office Building (opposite the Hongkong Hotel) corner of Queen's Road and Pedder Street.

## SENNETT FRERES

Hongkong Hotel Building. Queen's Road

hope to be in a position to start manufacturing ice there for next summer.

In response to numerous requests, we opened at the beginning of the year a branch depot at the Peak Hotel for the convenience of our Peak customers. Although the prices charged at the Peak for the provisions supplied are the same as those ruling at our Town Depot (except for tea) this venture has not yet received the support which might reasonably have been expected. To justify the continuance of this Depot, we look to the Peak residents to extend to us their patronage in a fuller measure. I now beg to propose that the Report and Accounts as submitted be adopted and passed.

Mr. Lo Cheung-shan seconded the motion which was carried unanimously.

On the proposition of Mr. Bradbury, seconded by Mr. Odiphant, Dr. Noble and Mr. A. D. Constand were re-elected directors.

Messrs. Percy, Smith, Seth and Fleming were re-elected auditors, at a remuneration of \$800, on the motion of Mr. A. A. Alves, supported by Mr. H. Ruttonjee.

TO-DAYS  
ADVERTISEMENT.

S.S. "VENEZIA" from TRIESTE arrived 1st October, 1923.

5000	1.15	50	hales Paper
5000	1.85	12/150	160 hales
5000	1.85	254	Paper
5000	1.85	121, 160, 254	Paper

## NOTICE IS HEREBY GIVEN

that Original Bills of Lading issued at Trieste duly countersigned in favour of Messrs. Carl-witz & Co., on the Hongkong & Kowloon Wharf & Godown Co., Ltd., are said to have been lost and are declared null and void.

**DODWELL & CO., LTD.**  
Agents, Lloyd Triestino S. N. Co.  
Hongkong, 5th October, 1923.



## THE HOUSING QUESTION.

(Continued from page 5.)

## Sub-Head (1)—Opening, up, etc., of New Sites for Building Purposes.

14. This sub-head comprises the speedy opening up, laying out, leveling and draining of large areas of land in both Hongkong Island and Kowloon, so as to make them available for buildings.

15. Crown lands suitable for building houses for the various classes of the community, and already for building on, are scarce, and we regard this scarcity as the chief preliminary obstacle to building development. Few of the potentially available sites are marked out or measured, with the result that the all-important work of building new houses on new sites is being delayed and held up. One of the consequences of this delay is that would-be investors in landed property are necessarily driven to invest their money in schemes of reconstruction, which do not help much in increasing housing accommodation, and have, in addition, the undesirable effect of creating competition for skilled labour and building materials, which are so urgently needed for new houses on new sites.

16. We therefore regard it as imperative for the Government to speed up the work of laying out, marking and draining extensive areas for building, especially in the Kowloon Peninsula, which presents a vast and promising field for building development; but it is absolutely impossible for this recommendation of ours to be speedily and efficiently carried out, without the considerable increase of staff in the Survey Office which is referred to in paragraphs 57 to 60 of this Report.

17. We commend to the consideration of the Government the desirability of expediting the completion of the Praya East Reclamation by making extra payments to be debited to the Praya East Reclamation Fund, and to be divided in proportion to the areas of the respective holdings of the marine lot-holders concerned.

18. We also recommend that the Government bring every possible pressure to bear on the proper Authorities to expedite the removal of the Military from the central and already levelled and drained sites in the heart of the City of Victoria and of the Kowloon Peninsula. These sites, which occupy some hundreds of acres, are vital to the residential and commercial expansion of the Colony.

## Sub-Head (2)—Improvement and Extension of Communications with Outlying Districts.

19. As steps towards the opening up of undeveloped areas, in order to increase housing accommodation, and to ease the congestion in the crowded parts of the City, we recommend that prompt action be taken by the Government—

(1) To speed up the completion of the road from Wongneichung Gap to Repulse Bay, which will halve the distance from the City of Victoria to Repulse Bay, and will also open up good building sites between Wongneichung Gap and Repulse Bay.

## Motor Roads.

(2) To push on with the projected motor-roads in the Kowloon Peninsula.

(3) To construct as soon as possible a tramway from Stone Nullah Lane to Wanchai Gap in order to open up the Mount Cameron district which, we understand, will provide sites for some 60 separate houses. These sites should be marked out on a plan which should be published by the Public Works Department. This neighbourhood cannot, in our opinion, be adequately developed by motor traffic.

Many residents have not sufficient means to enable them to keep motor cars. Motor traffic cannot to quote the words of H.E. the Governor at page 137 of the Hongkong Standard for 1921 with reference to this Wanchai Gap Tramway) supply the necessary cheap and rapid transit at regular intervals to a central point besides being liable to stoppage in heavy rains; and—

(4) Such a tramway will tend to relieve the Peak Tramway.

## Traffic Services.

(5) To provide train-services in Kowloon and its foothills.

(6) To encourage the extension and improvement of motor-bus services in Hongkong, Kowloon and the New Territories.

(7) To provide improved ferry-services to both sides of the Kowloon Peninsula, and to Cheung Chau.

(8) To arrange, if possible, for a reduction of ferry-fares. If existing ferry companies cannot be induced to reduce their charges, reduction of fares should be made a condition for the renewal of current concessions, or for the grant of new concessions.

20. In connection with the improvement and extension of the tram, ferry and motor-bus services, we think that the Government should aim at efficiency and cheap service rather than at raising Revenue.

## Middle Levels.

21. As regards recommendation (3) in paragraph 19, the Commissioners see a state of affairs rapidly approaching on the middle levels of Hongkong Island, which is of a serious character from the point of view of diminishing the present accommodation available for British residents. "Kingsclere" has recently been purchased by a Chinese syndicate with the result that some 50 to 60 British residents will shortly be rendered homeless. It seems likely, too, that other boarding-houses in the neighbourhood of "Kingsclere" which are occupied mainly by British guests, will, when the Rents Ordinance lapses, cease to exist. Under these circumstances the obvious remedy is to look for outlets for building on the higher levels; and the Mount Cameron district, when open up as suggested in paragraph 19, will be a suitable place for the purpose.

22. Whilst we wish to congratulate the Peak Tramway Company upon the relief to the Peak traffic afforded by the recent inauguration of several non-stop trams, we would recommend, in the interests of the dwellers on the middle levels, that the question be thoroughly investigated by the Government of the practicability of serving the Bowen and May Road levels by two different (covered-in) sections of moving platforms or staircases, one from the bottom Tram Station or thereabouts to Bowen Road, and the other from Bowen Road to May Road.

## Building.

## Sub-Head (3)—Encouragement of Building and Government Facilities.

23. In addition to the suggestions under the head "Measures for Decreasing the Cost of Housing Accommodation" (see paragraphs 66 to 107), we make the following recommendations.

24. This evidence before us (see paragraph 25) shows that further building labour cannot be attracted to this Colony, unless provision is made for housing such labourers at a moderate rental; and accordingly it is of paramount importance to secure the cheap housing of workmen engaged in the building trades. We, therefore, recommend that the Government should afford assistance to house Chinese workmen engaged in the building trades by—

(1) Granting land cheap to persons on condition that they build tenement-houses ready for occupation by workmen engaged in the building trades, within a period of 6 months or the shortest period practicable.

(2) Allowing to building contractors facilities for more workmen's messes near the building works on which they are engaged.

(3) Allowing workmen to live on the ground-floors of Chinese tenement-houses which they are erecting, when the second-floor is being built, and so on (see Mr. White's evidence at page 2 in Enclosure 8 (3)).

25. We also recommend that the Government build, in various districts, and rent out at cheap rents, houses for the occupation of Chinese workmen engaged in the building trades. From the answers which we have received to question 1 (6) in our circular letter of the 9th April, 1923, (Enclosure 1), there seems to be little doubt that, if only sufficient accommodation were provided for labourers in the building trades at reasonable rents, a sufficient supply of skilled labourers for building would be willing to come into the Colony. On this point the Chinese General Chamber of Commerce say, in their letter (28) in Enclosure 1: "There is no scarcity of skilled labourers, and procuration of more such is not difficult, but the labourers in the interior of China would always hesitate before coming to Hongkong, considering the high rent and the high cost of living here." Later on in the same letter the Chamber state: "This Chamber is strongly of the opinion that the Government should be urged to build two or three hundred houses in each of the following districts, namely, Causeway Bay, Kennedy Town, Yau-ma-tei and Mongkok, etc.; and also extend the tramlines so as to make them easily accessible. The Government could build these houses at a cost of \$4,000 to \$5,000 each, reckoning on a 5 per cent. or 6 per cent. return, each house could be let at \$20 to \$30 a month. Thus the middle class and the working class inhabitants in the Colony will be rescued from the hardship of paying high and excessive rent, and simultaneously the rent in the whole Colony will be restored to its normal condition. My Committee cannot too strongly emphasize the fact that this would be the only solution of the problem, and beg of their views being represented to the Government."

This view is shared by the firm of contractors Messrs. Wing Lee & Co. in their letter (35) in Enclosure 1.

## Cheap Land.

26. We recommend that the Government should sell land cheap and without auction to large employers of workmen for the sole purpose of housing their employees, with a condition for the forfeiture of the land to the Government if the premises are used for other purposes.

27. In this connection we invite attention to the circular dated the 27th April, 1923, which we have addressed, with the approval of the Government, to certain European firms on the subject of the housing of their employees, and the answers received thereto (Enclosure 2). From the latter it will be seen that a large number of firms have signified their readiness to assist, if afforded proper facilities by the Government.

## Naval Accommodations.

28. Whilst on the subject of housing employees we desire to refer to the serious inadequacy of the accommodation at present provided by the Admiralty for the employees of His Majesty's Naval Yard. We have had the opportunity of taking full statements, which accompany this report (Enclosure 8 (1)), from four of such employees. That evidence shows—

(1) That the Admiralty provide quarters for only a comparatively small number of the employees in the Naval Yard.

(2) That under a 3 years' agreement, which expired on the 31st July, 1923, the Hongkong Government allowed Dockyard employees to occupy 6 houses in Happy Valley with two floors to each house, but that such quarters were required by the Hongkong Government to be handed back for the housing of Civil Servants on the expiration of such agreement, thereby accentuating the housing difficulty for Dockyard employees referred to in (3), and compelling them to live over in Kowloon.

(3) That it is impracticable, under the present conditions of housing shortage prevailing in Hongkong, for British married Dockyard employees, apart from those referred to in paragraph (1) *supra*, and those housed in Togo Terrace, Kennedy Road, and in a few other favourable localities, to obtain decent accommodation near their work at a rent which is reasonable, having regard to their income and their house allowance.

(4) That in Gibraltar where there is a larger Dockyard staff than in Hongkong, the Admiralty, as far back as 1907, built quarters for their Dockyard employees, both single and married.

29. We recommend that the Admiralty should emulate the example of the Hongkong Government and the Military Authorities and the Gibraltar precedent by providing ample house accommodation for the employees of the Naval Yard, many of whom are now being driven, from sheer force of circumstances, across the Harbour to Kowloon, to an inconvenient distance from their work, and are incidentally competing with permanent civilian residents for available European accommodation at Kowloon.

30. We would also commend to the favourable consideration of the Government the question of building houses for accommodating Government servants of all races and grades, charging them a reasonable rent.

31. In addition to selling land cheap for erecting houses thereon for accommodating employees, we recommend that the Government should also sell land cheap, without auction, and subject to certain restrictions hereinafter mentioned, to encourage the erection of more houses for accommodating different classes of the community at reasonable rents. There can be no doubt that the cost of Crown land is the most serious factor in connection with the cost of building in the Colony, because obviously the high cost of land inevitably entails both dear buildings and high rents, which tends to hold back building development. (See Mr. White's evidence at page 15 in Enclosure 8 (3)).

## The Remedy.

32. What, then, is the remedy? It is obviously of no advantage to the community for the Government simply to give away land cheap to applicants unless some conditions are imposed in return by the Government for the benefit of the community, because that would simply amount to giving a present to the applicant, and would not even ensure for the benefit of the tenant, because the former would naturally charge the tenant as much as he could get out of him according to the conditions of supply and demand prevailing at the time. We therefore recommend that (apart from special cases such as the free grant of land for erecting some deserving institution, or a cheap grant of land

for the sole purpose of occupation by employees or other persons) the Government do not sell land without auction below its market value, except subject to the following special conditions which are intended to serve the double purpose of preventing speculation in land, and protecting the pocket of the tenant. (See also para. 35.)

## Conditions of Sale.

33. The conditions which we recommend should be inserted in the conditions of sale of all land sold without auction (apart from the special cases above referred to) are as follows:—

(1) That, to prevent speculation in building sites, the purchaser of the lot must covenant to perform the building covenant himself.

(2) That failure to carry out punctually such covenant shall in every case, except where a good excuse is shown to the satisfaction of the Governor in Council, involve forfeiture of the land; and re-entry thereon by the Government, without payment of compensation.

(3) That such original purchaser shall have no power to resell or alienate in any way until after the expiration of 7 years from the date when the buildings to be erected on the lot have been completed and certified fit for occupation.

(4) That the rental to be charged by the original purchaser of the land to the tenant shall not be greater than will return to such purchaser a net 8 per cent. on his capital outlay.

Under these conditions of sale, an investor in land receives 8 per cent. interest for his money with the prospect, if the Colony continues to expand, of making a profit at the end of the above term of 7 years; whilst, at the same time, the tenant is protected for the same period from having to pay more than a certain standard of rent.

34. We consider the above conditions (3) and (4) to be vital, because, if the Government permits new houses to be built on cheap land, without restrictions both as to alienation and as to rental, we shall in reality be catering largely for the refugees who can afford to pay high rents, and shall be working against the interests of those classes who obviously require cheap houses, namely, the British, Portuguese and Chinese residents of limited means, and the Chinese working classes.

35. Accordingly, we think that apart from the special cases mentioned in paragraphs 21, 26, 36, 45, 46, 96 and 124 the Government has no right to grant land either free or cheap without receiving a definite compensating advantage in the shape of a covenant against resale within a certain period, and a limitation of the rent to be charged.

36. There is another scheme for encouraging the building of more dwelling-houses on new sites, namely, the scheme outlined by the Honorable Acting Colonial Secretary in the Legislative Council.

This scheme has attractions for people with speculative instincts. Though it is to be free from the above condition 3 in paragraph 33 *supra*, and, as soon as the property is sold, from condition 1, it is useful from the point of view of encouraging the erection of more houses on new sites, on the "snowball" principle. Subject, therefore, to the application to it of the above-mentioned conditions 1 and 2, and to the premium being fixed at market value, we think that the scheme may be tried simultaneously with that recommended by us in paragraphs 31 to 34, because both are designed to encourage more buildings. We understand that since the terms for the latter scheme were given out to the public a few weeks ago, twenty applications for erecting blocks of houses on large areas have been received by the Government, whilst over 1,000 applications to build houses have been received under Mr. Fred. Ellis scheme referred to in paragraph 7 (3).

## Suggestions.

37. We would take this opportunity of directing attention to the scheme of Mr. F. P. de V. Soares mentioned in para. 7 (2) of this Report.

38. We would also call attention to Mr. Li Ping's letter (31) in Enclosure 1, in which he suggests that the Government grant a certain number of acres of land at a cheap premium and low Crown rent, for the purpose of building standardized two-storey Chinese tenement-houses for the Chinese working classes or those of moderate means, covering an area of 800 square feet each, and costing about \$3,000 a house, which could accommodate 30 persons, and for which a monthly rental of \$20, exclusive of taxes, could be charged.

39. So that each man has only to pay 70 cents a month in rent. Mr. Li Ping suggests that suitable areas for the erection of such houses for workmen can be found at Wongneichung, Tai Hang, Quarry Bay and Shaukiwan on Hongkong Island, and at To Kwa Wan and Tai Shek Koo in the Kowloon Peninsula. Cheung Sha Wan seems also suitable for the purpose. (See also paragraphs 60 to 71 as to the advantage of standardization).

40. Mr. Frank Smith in his letter (51) in Enclosure 1, gives an ingenious design for the erection of Chinese tenement-houses on the Praya East Reclamation, and works out a scheme for a tenement-flat consisting of a kitchen, a bed-room and a living room at \$8 a month.

41. Lester (42) from Mr. T. Hunsay in Enclosure 1, contains useful suggestions as to the building of a 5-room bungalow to cost \$10,500; and a 3-room bungalow to cost about \$7,500, provided that 50 or more are built, to one design, of certain materials which he specifies. The Hongkong Engineering & Construction Co. in letter (22) in Enclosure 1 deals with the question of erecting up-to-date, 5-room bungalows with baths and sanitary conveniences. Mr. Y. Abbas in letter (30) sends a rough plan of a 4-room house, similar to one which he has built at Gindinkers Bay, which could be built for \$5,000 to \$5,500.

42. There will also be found in Enclosure 3, an interesting and detailed scheme by the Hon. Mr. H. T. Jackson for the erection by the Government, of common lodging-houses for coolies, including the supply of food for them, together with a system of inspectors for looking after them.

43. There are also suggestions in various letters in Enclosure 1, as to the erection by the Government of matchless to allow labourers to live rent free, so as to attract them to the Colony—see letters (19), (35) and (39).

44. In his evidence (Enclosure 8 (2)), Mr. Lam Woo also mentions a scheme in vogue in Shanghai for building cheap houses. We consider, however, that as such houses are necessarily built with more flimsy materials than those required by our Buildings Ordinance, the scheme would be unsuitable to Hongkong, owing to its liability to typhoons.

45. In order to prevent purchasers of Crown land from building as few houses as possible, and as closely as they can, upon one side of the land purchased, and selling the remaining unimproved portion for a profit, we recommend that the Government should stipulate for a minimum number of houses to be erected on all Crown land to be sold in future.

## Financial Assistance.

46. To ensure the success of efforts to encourage the building of as many dwelling-houses as would meet the present demand, we consider it desirable, in addition to granting land cheap, for the Government, in some cases, to afford financial assistance, by loans at 5 per cent. to applicants for erecting houses for the accommodation of the following classes of persons:—

British residents of moderate means.

Portuguese and Indian residents of moderate means.

Chinese permanent residents of moderate means.

The Chinese working classes.

Such assistance, should be subject to a restriction against resale or alienation in any way for a term of 15 years, and subject to the restriction that the rent to be charged during that period is to give a net return not exceeding 8 per cent. on the capital outlay.

47. We also recommend that the Government, in addition to granting the land cheap, grant loans at 5 per cent. to such persons as are approved of by the Governor in Council, for the purpose of enabling them to build houses for their own occupation, with terms as to repayment extending over a period of 20 years, and a covenant against resale or alienation in any way during such period of 20 years.

48. We consider that in the past the Government has been rather lenient in dealing with delays in complying with building covenants, and we therefore recommend that, in future, the right of re-entry for breach of the building covenant be more strictly enforced. This will have the effect of speeding up building operations.

49. Mr. L. G. Bird in his letter in Enclosure 8 (6), suggests that, with a view to saving time, the following sections of the Buildings Ordinance, No. 1 of 1903, should be so amended as to give powers to the Director of Public Works, acting as Building Authority, to grant modifications, subject to a right of appeal to the Governor in Council by the person dissatisfied with the decision of the Building Authority:—

Sections 116 118 134 135 136 137 138 151 153 162 175 176 179 180 188 216.

This matter we recommend for consideration in connection with pending amendments to the Ordinance.

## Complaints.

50. Complaints having been received that applications for Crown land have not been and are not now being attended to as expeditiously as they should have been or should be, we suggest that, in future, sites applied for should be put up and sold promptly so as to encourage building enterprises and to save the locking-up of capital. To enable the Survey Office of the Public Works Department to cope with the above work a recommendation for increasing its staff will be found in paragraphs 59 and 60.

51. Mr. Lawrence Gibbs in his letter (8) in Enclosure 1, suggests

that all proposed schemes for the widening of roads should be gazetted for general information. He subsequently informed the Chairman that plans which his firm had prepared for certain houses on Robison Road had to be re-drawn, because a scheme for the widening of that road had not been disclosed to the public. We consider that, where possible, such road-widening schemes should be published.

52. Messrs. Palmer & Turner in letter (10) in Enclosure 1, suggest that the Government should give greater encouragement to pioneers by constructing all sewers and mains, and training nullahs, etc., at Government expense in new areas about to be developed, even when the number of houses to be built is small in the first instance. We recommend that this suggestion be carried out. Amongst the *et cetera* required are electric light and water. Adequate Police protection is another obvious need.

53. We also recommend—

(1) That, if possible, dimensions of lots to be sold by the Government should be shown on the sale-plans, (see letters (8), (55) and (54) in Enclosure 1); and

(2) That levels of adjoining streets should be shown on sale-plans as soon after the Crown land is sold as possible.

Sub-Head (4)—Utilization to Best Advantage of Land Already Available.

54. The recommendations under this sub-head are designed to utilize to the best advantage existing available land, whether vacant or built upon.

## Encouragement.

55. We recommend—

(1) That the Government, by amendment of the Rating Ordinance, place a heavy tax on privately-owned land, not utilized in connection with any building, which is obviously suitable for building on but which is not being built upon or offered for building on.

(2) That encouragement be given by the Government, by loans at 5 per cent. to owners of one-storey or two-storey godowns on adjoining lots on Praya East and Praya West to co-operate in increasing the area of land available for building tenements, by heightening the godowns on one lot to three or four storeys, thus economizing godown space, and by using the adjacent lot for building a Chinese tenement-house. In other instances low godowns might be rebuilt, with such Government assistance as aforesaid, and living accommodation might be erected on the top of the godowns (see letter (16) para. 3 (1) in Enclosure 1, and Mr. White's evidence at page 10 in Enclosure 8 (3)).

## Guided Offices.

(3) That the Government should take steps to secure the removal of guild offices and the numerous small private clubs, which are only frequented at night, from the crowded parts of the City to the outskirts, as soon as sufficient new houses are built in the latter districts to accommodate them (see letter (27) in Enclosure 1). One reason in favour of such action is that, in time of disorder caused by labourers, a more effective control over the guilds and their activities can be exercised by the Government.

## Inadequate Staffs.

Sub-Head (5)—Provision of Adequate Staff for the Public Works Department.

56. After careful enquiries we are satisfied that the staff of the Survey Office and Buildings Office of the Public Works Department is totally inadequate to cope with the heavy work it has to perform.

57. From the statement furnished by the late Mr. White, (attached to Enclosure 8 (3)) it will be seen that the number of plans dealt with in the Building Office rose from an average of just over 5 a day in 1912 to 70 a day in 1922-3; and, as regards staff his evidence shows—

(1) that his Office has been carrying on with only 3 Overseers (one of whom was seconded from his proper post of Clerk of Works) instead of its proper complement of 7 Overseers (see page 6 of his evidence);

(2) that his Office required 2 Clerks of Works (*ibid*); and

(3) that another Assistant Engineer was also required.

58. An equally unsatisfactory state of affairs is revealed by the evidence of, and the comparative statement sent in by, Mr. Parker Rees, which shows that he has now only 10 surveyors working under him as against 14 in 1914, although since that year the work of his Office has practically quadrupled. (See statement, attached to Enclosure 8 (4)). Mr. Rees handed in a statement dated 25th June, 1923, (attached to Enclosure 8 (4)) showing what he considered to be the proper number and arrangement of his Staff. He states (pp. 17 and 18 of Enclosure 8 (4)) that he has now only 6 European Surveyors (of whom 2 are on leave); that he requires 5 Ceylon Surveyors to enable him to get things up to date; that he gets a dozen or two applications a day

for a surveyor to set up the frontage line of a house which has been pulled down; that, at the time of giving his evidence, he had 100 lease-plans in Kowloon waiting to be dealt with for people who had complied with their building covenants; and that he and his staff were doing them as quickly as they could. He further states that he requires double the present number of 2 drafts, needing 2 in Hongkong and 2 in Kowloon, instead of one in each place (p. 19); that the survey work is double what it was in 1921 (p. 20); and that Chinese Surveyors take 3 years to train, and many of them have been transferred to other Offices in the Public Works Department (see document F attached to Enclosure 8 (4)).

59. We are of opinion that the delays which occur in dealing with applications for Crown land and with building-plans are to a large extent due to the inadequacy of the staffs of the above two Offices, and we think that it is false economy to understaff such important Offices which are so intimately connected with the building development of the Colony.

60. We understand from a Minute sent by the Assistant Colonial Secretary to the Chairman that in regard to the Buildings Office—

(i) 2 Assistant Engineers are being asked for from England, (one of them to replace the late Mr. White);

(ii) 3 extra Overseers are being recruited.

While (i) seems sufficient (ii) does not appear to us to be, and we therefore suggest the engagement of two additional Overseers (see para. 56 *supra*) in addition to the said 3 extra Overseers. (In letter (9) in Enclosure 1 Mr. R. Baker shows the importance of proper supervision of work from the point of view of both the contractor and the employer.)

## Staffing.

We also recommend the engagement of an additional Clerk of Works (*ante*, para. 56).

We have not been informed as to what additions, if any, are to be made to the Survey Office Staff, and we understand that the matter is now under the consideration of the Government.

61. In the meantime, to meet the present urgent demand of the public for the speedier marking out of building sites and the quicker passing of plans, we suggest that the Government should forthwith endeavour to engage the services for a period of 12 months, of a temporary Engineering and Survey staff from the local Naval and Military Forces.

62. We also recommend that a person combining the qualifications of stenographer and typist be engaged for the Buildings Office as, in the opinion of Mr. White, the services of such a person would materially lighten the daily work of the Officer in charge of that Office, effecting an economy of 1½ hours a day. We also recommend that a suitably qualified person be engaged for work in the office of the Director of Public Works as the Chairman understood from the Hon. Mr. Jackson that such an engagement would save much time.

63. Mr. Parker Rees, in his evidence, stated that many of his surveyors have from time to time been transferred to the engineering branch of the Public Works Department, to the detriment of the efficient working of the Survey Office (see document A attached to Enclosure 8 (4)). We are of the opinion that such transfers should, as far as possible, be avoided, if not altogether stopped, for it is obviously hard on an officer to have now and again one of his officers taken away just as he is fully getting into his work. Moreover his transfer to another office must necessarily involve some waste of time in getting into the routine of his new duties.

64. Mr. Parker Rees stated that the main reason for surveyors seeking such transfers is that the salaries of engineers are higher than those of surveyors of corresponding grades. He expressed the opinion (see pages 30, 31 and 32 of his evidence in Enclosure 8 (4)), and statement attached thereto) that a surveyor should receive as much as an engineer, because that would stop the constant and inconvenient transfers complained of. He also submitted a comparative statement (attached to Enclosure 8 (4)) of the salaries of surveyors and engineers respectively in Ceylon and the Federated Malay States. This matter is one for the Government and not for the Commissioners to deal with.

65. We recommend the adoption of Mr. Parker Rees' suggestion that the Superintendent of Crown Lands be given the same powers as an Assistant Director of Public Works to communicate with the Colonial Secretary direct, as for and on behalf of the Director of Public Works. By so doing much circumlocution will be avoided, and he will be more directly responsible for the work of his own branch being carried out with speed and diligence. We would add that in the Federated Malay States, and in Ceylon, the Survey Department seems to be distinct and separate from the Public Works Department.

(Continued on page 10.)



## THE HOUSING QUESTION.

(Continued from page 5.)

## Sub-Head (1)—Opening up, etc., of New Sites for Building Purposes.

14. This sub-head comprises the speedy opening up, laying out, leveling and draining of large areas of land in both Hongkong Island and Kowloon, so as to make them available for building.

15. Crown lands suitable for building houses for the various classes of the community, and already for building on, are scarce; and we regard this scarcity as the chief preliminary obstacle to building development. Few of the potentially available sites are marked out or measured, with the result that the all-important work of building new houses on new sites is being delayed and held up. One of the consequences of this delay is that would-be investors in landed property are necessarily driven to invest their money in schemes of reconstruction, which do not help much in increasing housing accommodation, and have, in addition, the undesirable effect of creating competition for skilled labour and building materials, which are so urgently needed for new houses on new sites.

16. We therefore regard it as imperative for the Government to speed up the work of laying out, marking and draining extensive areas for building, especially in the Kowloon Peninsula, which presents a vast and promising field for building development; but it is absolutely impossible for this recommendation of ours to be speedily and efficiently carried out, without the considerable increase of staff in the Survey Office which is referred to in paragraphs 57 to 60 of this Report.

17. We commend to the consideration of the Government the desirability of expediting the completion of the Praya East Reclamation by making extra payments to be debited to the Praya East Reclamation Fund, and to be divided in proportion to the areas of the respective holdings of the marine lot-holders concerned.

18. We also recommend that the Government bring every possible pressure to bear on the proper Authorities to expedite the removal of the Military from the central and already levelled and drained sites in the heart of the City of Victoria and of the Kowloon Peninsula. These sites, which occupy some hundreds of acres, are vital to the residential and commercial expansion of the Colony.

## Sub-Head (2)—Improvement and Extension of Communications with Outlying Districts.

19. As steps towards the opening up of undeveloped areas, in order to increase housing accommodation, and to ease the congestion in the crowded parts of the City, we recommend that prompt action be taken by the Government—

- (1) To speed up the completion of the road from Wongneiching Gap to Repulse Bay, which will halve the distance from the City of Victoria to Repulse Bay, and will also open up good building sites between Wongneiching Gap and Repulse Bay.

## Motor Roads.

- (2) To push on with the projected motor-roads in the Kowloon Peninsula.
- (3) To construct as soon as possible a tramway from Stone Nullah Lane to Wan-chai Gap in order to open up the Mount Cameron district which we understand will provide sites for some 60 separate houses. These sites should be marked out on a plan which should be published by the Public Works Department. (This neighbourhood cannot, in our opinion, be adequately developed by motor traffic, because—

- (i) Many residents have not sufficient means to enable them to keep motor cars;
- (ii) Motor traffic cannot (to quote the words of H.E. the Governor at page 137 of the Hongkong Hansard for 1921 with reference to this Wan-chai Gap Tramway) supply the "necessary cheap and rapid transit at regular intervals to a central point," besides being liable to stoppage in heavy rains; and
- (iii) Such a tramway will tend to relieve the Peak Tramway.

## Traffic Services.

- (4) To provide tram-services in Kowloon and its foothills.
- (5) To encourage the extension and improvement of motor-bus services in Hongkong, Kowloon and the New Territories.
- (6) To provide improved ferry-services to both sides of the Kowloon Peninsula, and to Cheung-chau.
- (7) To arrange, if possible, for a reduction of ferry-fares. If existing ferry companies cannot be induced to reduce their charges, reduction of fares should be made a condition for the removal of current concessions, or for the grant of new concessions.

20. In connection with the improvement and extension of the tram, ferry and motor-bus services, we think that the Government should aim at efficiency and cheap service rather than at raising Revenue.

## Middle Levels.

21. As regards recommendation (3) in paragraph 19, the Commissioners see a state of affairs rapidly approaching on the middle levels of Hongkong Island, which is of a serious character from the point of view of diminishing the present accommodation available for British residents. "Kingsclere" has recently been purchased by a Chinese syndicate with the result that some 50 to 60 British residents will shortly be rendered homeless. It seems likely, too, that other boarding-houses in the neighbourhood of "Kingsclere," which are occupied mainly by British guests, will, when the Rents Ordinance lapses, cease to exist. Under these circumstances the obvious remedy is to look for outlets for building on the higher levels; and the Mount Cameron district, when open up as suggested in paragraph 19, will be a suitable place for the purpose.

22. Whilst we wish to congratulate the Peak Tramway Company upon the relief to the Peak traffic afforded by the recent inauguration of several non-stop trams, we would recommend, in the interests of the dwellers on the middle levels, that the question be thoroughly investigated by the Government of the practicability of serving the Bowen and May Road levels by two different (covered-in) sections of moving platforms or staircases, one from the bottom Tram Station or thereabouts to Bowen Road, and the other from Bowen Road to May Road.

## Building.

## Sub-Head (3)—Encouragement of Building and Government Facilities.

23. In addition to the suggestions under the head "Measures for Decreasing the Cost of Housing Accommodation" (see paragraphs 66 to 107), we make the following recommendations.

24. The evidence before us (see paragraph 25) shows that further building labour cannot be attracted to this Colony, unless provision is made for housing such labourers at a moderate rental; and accordingly it is of paramount importance to secure the cheap housing of workmen engaged in the building trades. We, therefore, recommend that the Government should afford assistance to house Chinese workmen engaged in the building trades by—

- (1) Granting land cheap to persons on condition that they build tenement-houses, ready for occupation by workmen engaged in the building trades, within a period of 6 months or the shortest period practicable.
- (2) Allowing to building contractors facilities for more workmen's messes near the building works on which they are engaged.
- (3) Allowing workmen to live on the ground-floors of Chinese tenement-houses, which they are erecting, when the second floor is being built, and so on (see Mr. White's evidence at page 2 in Enclosure 8 (3)).

25. We also recommend that the Government build, in various districts, and rent out at cheap rates, houses for the occupation of Chinese workmen engaged in the building trades. From the answers which we have received to question 1 (6) in our circular letter of the 9th April, 1923, (Enclosure 1), there seems to be little doubt that, if only sufficient accommodation were provided for labourers in the building trades at reasonable rents, a sufficient supply of skilled labourers for building would be willing to come into the Colony. On this point the Chinese General Chamber of Commerce say, in their letter (39) in Enclosure 1: "There is no scarcity of skilled labourers, and procurement of more such is not difficult, but the labourers in the interior of China would always hesitate before coming to Hongkong, considering the high rent and the high cost of living here." Later on in the same letter the Chamber state: "This Chamber is strongly of the opinion that the Government should be urged to build two or three hundred houses in each of the following districts, namely, Causeway Bay, Kennedy Town, Yau-matli and Mongkoktsai, etc.; and also extend the tramlines so as to make them easily accessible. The Government could build these houses at a cost of \$4,000 to \$5,000 each, reckoning on a 5 per cent. or 6 per cent. return, each house could be let at \$20 to \$30 a month. Thus the middle class and the working class inhabitants in the Colony will be relieved from the hardship of paying high and excessive rent, and simultaneously this rent in the whole Colony will be restored to its normal condition." My Committee cannot too strongly emphasize the fact that this would be the only solution of the problem, and beg of their views being represented to the Government.

This view is shared by the firm of contractors Messrs. Wing Lee & Co. in their letter (30) in Enclosure 1.

26. We recommend that the Government should sell land cheap and without auction to large employers of workmen for the sole purpose of housing their employees, with a condition for the forfeiture of the land to the Government if the premises are used for other purposes.

## Cheap Land.

27. In this connection we invite attention to the circular dated the 27th April, 1923, which we have addressed, with the approval of the Government, to certain European firms on the subject of the housing of their employees, and the answers received thereto (Enclosure 2). From the latter it will be seen that a large number of firms have signified their readiness to assist, if afforded proper facilities by the Government.

## Naval Accommodations.

28. Whilst on the subject of housing employees we desire to refer to the serious inadequacy of the accommodation at present provided by the Admiralty for the employees of His Majesty's Naval Yard. We have had the opportunity of taking full statements, which accompany this report (Enclosure 8 (1)), from four of such employees. That evidence shows—

- (1) That the Admiralty provide quarters for only a comparatively small number of the employees in the Naval Yard.
- (2) That under a 3 years' agreement, which expired on the 31st July, 1923, the Hongkong Government allowed Dockyard employees to occupy 6 houses in Happy Valley with two floors to each house, but that such quarters were required by the Hongkong Government to be handed back for the housing of Civil Servants on the expiration of such agreement, thereby accentuating the housing difficulty for Dockyard employees referred to in (3), and compelling them to live over in Kowloon.

(3) That it is impracticable, under the present conditions of housing shortage prevailing in Hongkong, for British married Dockyard employees, apart from those referred to in paragraph (1) *supra*, and those housed in Togo Terrace, Kennedy Road, and in a few other favourable localities, to obtain decent accommodation near their work at a rent which is reasonable, having regard to their income and their house allowance.

(4) That in Gibraltar where there is a larger Dockyard staff than in Hongkong, the Admiralty, as far back as 1907, built quarters for their Dockyard employees, both single and married.

29. We recommend that the Admiralty should emulate the example of the Hongkong Government and the Military Authorities and the Gibraltar precedent by providing ample house accommodation for the employees of the Naval Yard, many of whom are now being driven, from sheer force of circumstances, across the Harbour to Kowloon, to an inconvenient distance from their work, and are incidentally competing with permanent civilian residents for available European accommodation at Kowloon.

30. We would also commend to the favourable consideration of the Government the question of building houses for accommodating Government servants of all races and grades, charging them a reasonable rent.

31. In addition to selling land cheap for erecting houses thereon for accommodating employees, we recommend that the Government should also sell land cheap, without auction, and subject to certain restrictions hereinafter mentioned, to encourage the erection of more houses for accommodating different classes of the community at reasonable rents. There can be no doubt that the cost of Crown land is the most serious factor in connection with the cost of building in the Colony, because obviously the high cost of land inevitably entails both dear buildings and high rents, which tends to hold back building development, (see Mr. White's evidence at page 15 in Enclosure 8 (3)).

## The Remedy.

32. What, then, is the remedy? It is obviously of no advantage to the community for the Government simply to give away land cheap to applicants unless some conditions are imposed in return by the Government for the benefit of the community, because that would simply amount to giving a present to the applicant, and would not even ensure for the benefit of the tenant, because the former would naturally charge the tenant as much as he could get out of him according to the conditions of supply and demand prevailing at the time. We therefore recommend that (apart from special cases such as the free grant of land for erecting some deserving institution, or a cheap grant of land

for the sole purpose of occupation by employees or cases under paragraphs 45 and 46) the Government do not sell land without auction below its market value, except subject to the following special conditions which are intended to serve the double purpose of preventing speculation in land, and protecting the pocket of the tenant. See also para. 35.

## Conditions of Sale.

33. The conditions which we recommend should be inserted in the conditions of sale of all land sold without auction (apart from the special cases above referred to) are as follows:—

- (1) That, to prevent speculation in building sites, the purchaser of the lot must covenant to perform the building covenant himself.
- (2) That failure to carry out punctually such covenant shall in every case, except where a good excuse is shown to the satisfaction of the Governor in Council, involve forfeiture of the land, and re-entry thereon by the Government, without payment of compensation.
- (3) That such original purchaser shall have no power to resell or alienate in any way until after the expiration of 7 years from the date when the buildings to be erected on the lot have been completed and certified fit for occupation.
- (4) That the rental to be charged by the original purchaser of the land to the tenant shall not be greater than will return to such purchaser a net 8 per cent. on his capital outlay.

Under these conditions of sale, an investor in land receives 8 per cent. interest for his money with the prospect, if the Colony continues to expand, of making a profit at the end of the above term of 7 years; whilst, at the same time, the tenant is protected for the same period from having to pay more than a certain standard of rent.

34. We consider the above conditions (3) and (4) to be vital, because, if the Government permits new houses to be built on cheap land, without restrictions both as to alienation and as to rental, we shall in reality be catering largely for the refugees who can afford to pay high rents, and shall be working against the interests of those classes who obviously require cheap houses, namely, the British, Portuguese and Chinese residents of limited means, and the Chinese working classes.

35. Accordingly, we think that (apart from the special cases mentioned in paragraphs 21, 26, 36, 45, 46, 96 and 124) the Government has no right to grant land either free or cheap without receiving a definite compensating advantage in the shape of a covenant against resale within a certain period, and a limitation of the rent to be charged.

36. There is another scheme for encouraging the building of more dwelling-houses on new sites, namely, the scheme outlined by the Honourable Acting Colonial Secretary in the Legislative Council. This scheme has attractions for people with speculative instincts. Though it is to be free from the above condition 3 in paragraph 33 *supra*, and, as soon as the property is sold, from condition 4, it is useful from the point of view of encouraging the erection of more houses on new sites, on the "snowball" principle. Subject, therefore, to the application to it of the above-mentioned conditions 1 and 2, and to the premium being fixed at market value, we think that the scheme may be tried simultaneously with that recommended by us in paragraphs 31 to 34, because both are designed to encourage more buildings. We understand that since the terms for the latter scheme were given out to the public a few weeks ago, twenty applications for erecting blocks of houses on large areas have been received by the Government, whilst over 1,000 applications to build houses have been received under Mr. Fred Ellis' scheme referred to in paragraph 7 (3).

## Suggestions.

37. We would take this opportunity of directing attention to the scheme of Mr. F. P. de V. Soares mentioned in para. 7 (2) of this Report.

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41. There will also be found in Enclosure 3, an interesting and detailed scheme by the Hon. Mr. H. T. Jackson for the erection by the Government, of common lodging-houses for coolies, including the supply of food for them, together with a system of inspectors for looking after them.

42. There are also suggestions in various letters in Enclosure 1, as to the erection by the Government of madsheds to allow labourers to live rent free, so as to attract them to the Colony—see letters (19), (35) and (39).

43. In his evidence (Enclosure 8 (2)), Mr. Lam Woo also mentions a scheme in vogue in Shanghai for building cheap houses. We consider, however, that, as such houses are necessarily built with more flimsy materials than those required by our Buildings Ordinance, the scheme would be unsuitable to Hongkong, owing to its liability to typhoons.

44. In order to prevent purchasers of Crown land from building as few houses as possible, and as closely as they can, upon one side of the land purchased, and selling the remaining unutilized portion for a profit, we recommend that the Government should stipulate for a minimum as well as a maximum number of houses to be erected on all Crown land to be sold in future.

## Financial Assistance.

45. To ensure the success of efforts to encourage the building of as many dwelling-houses as would meet the present demand, we consider it desirable, in addition to granting land cheap, for the Government, in some cases, to afford financial assistance, by loans at 5% to applicants for erecting houses for the accommodation of the following classes of persons:—

- British residents, of moderate means.
- Portuguese and Indian residents of moderate means.
- Chinese permanent residents of moderate means.
- The Chinese working classes.

Such assistance, should be subject to a restriction against resale or alienation in any way for a term of 15 years, and subject to the restriction that the rent to be charged during that period is to give a net return not exceeding 8% on the capital outlay.

46. We also recommend that the Government, in addition to granting the land cheap, grant loans at 5% to such persons as are approved of by the Governor in Council, for the purpose of enabling them to build houses for their own occupation, with terms as to repayment extending over a period of 20 years, and a covenant against resale or alienation in any way during such period of 20 years.

47. We consider that in the past the Government has been rather lenient in dealing with delays in complying with building covenants, and we therefore recommend that, in future, the right of recovery for breach of the building covenant be more strictly enforced. This will have the effect of speeding up building operations.

48. Mr. L. G. Bird in his letter in Enclosure 8 (6), suggests that, with a view to saving time, the following sections of the Buildings Ordinance, No. 1 of 1903, should be so amended as to give powers to the Director of Public Works, acting as Building Authority, to grant modifications, subject to a right of appeal to the Governor in Council by the person dissatisfied with the decision of the Building Authority:—

- Sections 115 118 134 135 136 137 138 151 152 175 176 179 180 188 216.

This matter we recommend for consideration in connection with pending amendments to the Ordinance.

## Complaints.

49. Complaints having been received that applications for Crown land have not been and are not now being attended to as expeditiously as they should have been or should be, we suggest that, in future, sites applied for should be put up and sold promptly so as to encourage building enterprises and to save the looking-up-of-capital. To enable the Survey Office of the Public Works Department to cope with the above work a recommendation for increasing its staff will be found in paragraphs 59 and 60.

50. Mr. Lawrence Gibbs in his letter (8) in Enclosure 1, suggests

that all proposed schemes for the widening of roads should be gazetted for general information. He subsequently informed the Chairman that plans which his firm had prepared for certain tracts on Robinson Road had to be re-framed because a scheme for the widening of that road had now been disclosed to the public. We consider that, where possible, such modifications of schemes should be published.

51. Messrs. Palmer & Turner in letter (10) to Enclosure 1, suggest that the Government should give greater encouragement to pioneers by constructing all sewers, and mains, and training nullahs, etc., at Government expense, in new areas about to be developed, even when the number of houses to be built is small in the first instance. We recommend that this suggestion be carried out. Amongst the *et ceteras* required are electric light and water. Adequate Police protection is another obvious need.

52. We also recommend—

- (1) That, if possible, dimensions of lots to be sold by the Government should be shown on the sale-plans, (see letters (34), (35) and (54) in Enclosure 1), and
- (2) That levels of adjoining streets should be shown on sale-plans, as soon after the Crown land is sold as possible.

## Sub-Head (4)—Utilization to Best Advantage of Land Already Available.

53. The recommendations under this sub-head are designed to utilize to the best advantage existing available land, whether vacant or built upon.

## Encouragement.

- (1) That the Government, by amendment of the Rating Ordinance, place a heavy tax on privately-owned land, not utilized in connection with any building, which is obviously suitable for building on, but which is not being built upon or offered for building on.
- (2) That encouragement be given by the Government, by loans at 5% to owners of one-story or two-story godowns on adjoining lots as Praya East and Praya West to cooperate in increasing the area of land available for building tenements, by heightening the godowns on one lot to three or four stories, thus economizing godown space, and by using the adjacent lot for building a Chinese tenement-house. In other instances, low godowns might be rebuilt, with such Government assistance as aforesaid, and living accommodation might be erected on the top of the godowns (see letter (10) para. 4 (1) in Enclosure 1, and Mr. White's evidence at page 10 in Enclosure 8 (3)).

## Guild Offices.

- (3) That the Government should take steps to secure the removal of guild offices and the numerous small private clubs, which are only frequented at night, from the crowded parts of the City to the outskirts, as soon as sufficient new houses are built in the latter districts to accommodate them (see letter (27) in Enclosure 1). The reason in favour of such action is that, in time of disaster caused by labourers, a more effective control over the guilds and their activities can be exercised by the Government.

## Inadequate Staff.

## Sub-Head (5)—Precision of Adequate Staff for the Public Works Department.

54. After careful enquiries we are satisfied that the staff of the Survey Office and Buildings Office of the Public Works Department is totally inadequate to cope with the heavy work it has to perform.

55. From the statement furnished by the late Mr. White, attached to Enclosure 8 (3), it will be seen that the number of plans dealt with in the Building Office rose from an average of just over 5 a day in 1913 to 10 a day in 1922-3; and, as regards staff his evidence shows—

- (1) That his Office has been carrying on with only 3 Overseers (one of whom was seconded from his proper post of Clerk of Works) instead of its proper complement of 7 Overseers (see page 6 of his evidence);
- (2) That his Office required 2 Clerks of Works (*ibid.*); and
- (3) That another Assistant Engineer was also required.

56. An equally unsatisfactory state of affairs is revealed by the evidence of, and the comparative statement sent in by, Mr. Porter Rees, which shows that he has now only 10 surveyors working under him as against 14 in 1914. A thorough shire that year the staff of his Office has practically quadrupled (see statement attached to Enclosure 8 (4)). Mr. Rees handed in a statement dated 21st June, 1923, (attached to Enclosure 8 (4)) showing what he considered to be the proper number and arrangement of his staff. He states (para. 12 and 13 of Enclosure 8 (4)) that he has now only 6 European Surveyors (of whom 2 are on leave); that he requires 5 more Surveyors to enable him to get things up to date; that he gets a dozen or two applications a day



## THE HOUSING QUESTION.

(Continued from page 9.)

ment, and we think that the Government should consider the advisability of creating a separate Survey Department in the Colony, as tending to fix responsibility and to the speedier dealing with applications for land.

65. We now proceed to consider the second branch of our inquiry, namely:—

## 11.—Measures for Decreasing the Cost of Housing Accommodation.

66. This branch is dealt with under the following 3 sub-heads:—

- (1) Cost of land.
- (2) Cost of house-building:
  - (a) Constructional.
  - (b) Materials.
- (3) Measures for decreasing rental.

## Sub-Head (1)—Cost of Land.

67. As stated in para. 31, under Branch 1 of our inquiry, the cost of Crown land is the most serious factor in connection with the cost of building in the Colony. It is also clear that one cardinal factor in the cost of housing accommodation must be the prevention of building sites being made the subject of speculation, by restrictions against alienation; for it is obvious that the higher the price of the site, the greater must be the cost of the completed whole—and consequently the higher must be the rent which the tenant has to pay.

In paras. 31 to 34 we have made recommendations on this subject.

## Sub-Head (2)—Cost of House-Building: (a) Constructional.

68. The recommendations under this sub-head are in most cases based on suggestions made in the letters contained in Enclosure 1. There are other suggestions in that enclosure which we have discarded as being either impracticable or inadvisable.

69. The consensus of opinions, in which we concur, expressed in the various letters in Enclosure 1, is that the standardisation of the designs for houses will reduce the cost of buildings, and will render the work of the Buildings Office in examining plans much lighter. This opinion is shared by Mr. Jackman, Mr. White and Mr. Lam Woo (see their statements in Enclosures 8 (5), (2) and (3) respectively).

70. With the view of arriving at a good standard type of house suitable for accommodating the Chinese working classes, we make the following recommendations:—

## Designs.

- (1) That the Government invite from the Public designs for standard types of houses for the Chinese working classes, divided into—

Class 1.—Reinforced concrete houses of two, three and four storeys.

Class 2.—Brick houses of two, three and four storeys.

Such designs must be accompanied with sufficient details to explain the construction, and with an accurate estimate of the cost, exclusive of foundations.

- (2) That the Government offer prizes for the accepted designs, namely, a first prize of \$2,500 in each class, and a second prize of \$1,000 in each class.

(3) That the successful competitors be required to build a block of houses specified in their accepted designs, in order to check any wrong estimating of the cost of building, and at the same time to give to the successful competitors the opportunity of showing that their plans will successfully stand the test of actual application.

71. In making these recommendations we are influenced by the fact that a standard design in print of which, with Bills of Materials, should be supplied, on application, by the Public Works Department must lead to cheapness of erection, inasmuch as it will enable contractors to know exactly what is required. This will obviate the present natural tendency of contractors to add a considerable sum to their tenders to cover the cost of contingencies, and will also standardise the materials to be used in each class, thus further aiding in cheapening the cost of building. The letters recommending the standardisation of designs of houses are (22), (31), (39), (41), (42) and (43); and the use of standardised fixtures and fittings are (10), (36), (42), (43) and (51) in Enclosure 1.

72. Various suggestions for designing and building cheap houses are referred to above in paras. 25 and 38 to 41.

73. As regards the standardisation of fixtures and fittings for houses, we recommend—

- (1) That, as far as possible, the sizes of doors and windows be standardised, and so lead to standard-sized openings and frames and glazing fittings, thus saving time, labour and material—(see letters (24) (35) and (36) in Enclosure 1).
- (2) That encouragement should be given by architects and house-builders to locally-made fittings, such as brass bolts, cement-stays, grip-handles,

etc., which can be produced satisfactorily in this Colony according to letter (10) in Enclosure 1.

74. We also recommend that the present restriction on the height of buildings in rural districts to 35 feet be removed, subject to the Building Authority retaining the right to object to the design or external appearance of the building (see letter (8) in Enclosure 1, and evidence of Mr. Jackman and Mr. White in Enclosures 8 (5) and (3) respectively).

75. In letter (3) in Enclosure 1, it is suggested that concrete-blocks with a hollow space in them, can be fitted together with much less labour than ordinary bricks, and the cheapness, dryness and coolness of hollow external walls are emphasised in letter (22) in the same enclosure. Upon this question of hollow walls, Mr. Jackman and Mr. White were of the opinion that there was no objection to such hollow walls, if they were properly sealed with cement-concrete. We recommend that the matter be carefully gone into by the Public Works Department.

76. In letter (8) in Enclosure 1, the suggestion is made that walls of short length and built in cement mortar may safely be of less thickness than is at present required by law. Mr. Jackman and Mr. White concurred in this view, which we support.

77. Mr. Lam Woo in his evidence (Enclosure 8 (2)) pointed out that in Shanghai a less thickness of wall is required than in Hongkong, but the Acting Director of Public Works seemed to think that better conditions of wind and weather exist in Hongkong than in Shanghai, and consequently the greater thickness was desirable here. We concur in the latter view.

78. It is suggested in letter (24) in Enclosure 1, that for one-storey and two-storey houses in rural districts a mixture of cement, lime and decomposed granite might be allowed for walls; and Mr. White agreed, but added that, in such a case, proper supervision would be required during construction.

79. The question of allowing workmen to occupy the ground-floor of Chinese tenement-houses when the building is erected up to the second-floor, so as to speed up the building operation and save some rents, is dealt with in para. 24 (3).

## Labour.

80. The question of securing an adequate supply of skilled labour for the building trade is important, because it affects not only the building development of the Colony, but also the cost of buildings. In paras. 24 and 25 we have made recommendations with the view of obtaining a sufficient supply of such labourers by providing them with sufficient and cheap housing accommodation.

81. One of the most serious obstacles to the supply of labour appears to be the large entrance-fees demanded of new members by some of the local guilds, thus deterring newcomers from the country (see letter (10) in Enclosure 1). We may add that it is stated in letter (40) that labour obtained from the guilds is considerably dearer than that from outside sources. The influence of guilds on the building development of the Colony is also referred to in letters (24) and (41).

82. We strongly urge the Government, in the interests of all branches of trade in this Colony, to pass a law for the reference to a strong and independent tribunal, with one representative of the employers and one representative of the workmen as assessors, of all disputes in this Colony relating to wages to be paid to workmen, hours of employment and holidays. Such a law is clearly desirable in the interests of workmen, no less than in those of employers, for it is of the utmost importance to the former to know that they have a definite tribunal to which they can appeal with the full certainty of their grievances being gone into without delay and without any cessation of wages such as is involved in a strike. In the course of his Report for the year 1922, the Secretary for Chinese Affairs remarks (at page 13): "The general strike was largely a matter of the intimidation of willing workers." Mr. Hallifax advocates as a remedy the establishment of an Employers' Federation; but while we agree that the formation of such a federation may be desirable, we think that an arbitration tribunal as recommended by us, should be established, and that a Judge of the Supreme Court should be given power to enforce the decisions of the tribunal.

83. It would seem desirable to establish a trade school to teach boys carpentry, masonry, and other branches of the building trade. The industrial school which, we understand, Sir Robert Ho Tung and several Chinese gentlemen are contemplating should prove an ideal institution for the purpose.

84. In letters (10) and (24) in Enclosure 1, it is suggested that the Government should grant permission to contractors to obtain stone, sand and earth from places as near as possible to the building works. We commend this suggestion to the consideration of the Government.

85. We recommend that local architects furnish their contractors with sufficiently detailed drawings

of the work to be done, as early as a stage of the building work is possible, by which much time will be saved, and structural alterations will be obviated. In this connection we would call attention to letters (9) and (40) in Enclosure 1, and to the evidence of Mr. L. G. Bird and Mr. Lam Woo in Enclosures 8 (6) and 8 (2) respectively.

86. Architects could also help contractors by advising them as to what amount of materials is required, and when they should be ordered and delivered (see letter (9) in Enclosure 1).

## Prompt Payment.

87. It is also our opinion that, if contractors are paid more promptly, the cost of building contracts will be reduced, (see letter (9) para. 10, in Enclosure 1). A fair allowance should also be made to contractors for materials on the ground.—(Ibid. See, too, letter (39)).

88. In letter (31) in Enclosure 1, it is stated that unnecessarily heavy security is required from contractors by persons building houses, with the result that contractors have to provide for this item in preparing their tenders. Mr. Lam Woo also complained that securities are required from contractors when permits are issued to them for erecting scaffolding, matsheds, etc.; and as this would tie up a great deal of money, which a small contractor can ill afford to have so employed, the cost of building is indirectly increased by reason of the fact that such contractors have to protect themselves by making their tenders higher. Mr. White informed us in his evidence that the system of security was introduced in order to exercise a better control over the contractors; but in view of the existing high cost of building, we advise that, instead of requiring the contractors to put up securities in such cases, a prosecution should be instituted against any contractor who commits an offence.

## Labour Saving.

89. In letter (10), (24), (30), (35) and (40) in Enclosure 1, the greater employment of labour-saving machines or devices is advocated as being the means of minimising the cost of buildings. The appliances, etc., mentioned in these letters are—

- Pneumatic Rock-Drills.
- Mechanical Stone-Crushers.
- Rock-Cutting Machines.
- Concrete Mixers.
- Electrical-driven Portable Wood-Workers.
- Floor-Planing and Sanding Machines.
- Steam Pile-Drivers.

"There is no doubt that a wider use of such appliances will have the desired result in the case of big undertakings, and that the use of the first three in quarries would save much time and labour. In letter (30) it is stated that gravel-crushers effect a saving of at least 30%."

90. In letter (22) the use of light railways for conveying materials is suggested. In letters (22) and (41) the suggestion is made that motor-lorries should be substituted for push-carts as much as possible. We endorse this suggestion, which was supported by Mr. Jackman and Mr. White, and we hope that a company may be formed for the hiring out of motor-lorries.

91. We agree with the suggestion in letter (24) that more lighters are required, and we recommend the provision of a suitable service of tugs.

92. There is a suggestion (letter (35) in Enclosure 1) that time would be saved if junks were allowed to discharge their cargoes of building materials at night; and we suggest that the point be referred to the Captain Superintendent of Police and the Harbour Master for consideration as to whether the desired permission might be allowed under supervision.

## Middlemen.

93. In our circular letter of the 9th April, 1923, addressed to architects, contractors and others, we ask whether the number of middlemen can be reduced. The general opinion is that it is impracticable to do away with middlemen in the building of houses; and we accept this view after careful enquiries. At the same time we were strongly of opinion that the retelling of a whole contract should be forbidden by law, as the practice tends to increase the cost of buildings—see letter (24) in Enclosure 1, and the evidence of Mr. Jackman, Mr. White and Mr. Lam Woo in Enclosures 8 (5), (3) and (2) respectively.

94. We are of opinion that land for the storage of building materials from junks should, wherever available, be granted by the Government as near to the scene of operations as possible—see letters (10), (19), (24), (29), (35) and (40) in Enclosure 1, the evidence of Mr. Jackman, Mr. White and Mr. Lam Woo, and also Enclosure 4.

95. We also consider that there should be more wharves on the Praya for the landing of materials—see letters (14), (35) and (39). Mr. Jackman informed us that the matter was being enquired into by the Government (Enclosure 8 (5)).

## Cost of House-Building.

96. We commend to the favourable consideration of contractors, with a view to saving expense in building, the following suggestion for big supply depôts, which

is made in a leading article in the *South China Morning Post* of the 11th April, 1923:—

"Instead of innumerable contractors with their own work-yards, plant and storage, we could have one or more contractors' supply firms, stocking timbers, cement, steel, bricks and stone, and providing motor truck delivery of finished products as far as possible. The contractor is then left with no overhead cost, except his office and desk, and no function except to supply the labour."

A big supply yard would have frame saws, and granite cutters, and might enter upon mass production of bricks with imported clay. Here is room for a considerable saving of expense."

We agree with another suggestion in the same article that the Government should be generous in its terms for granting a site for the above purpose, subject to proper guarantees being given by the lessees.

97. The use of cement-bricks is advocated in letter (24) in Enclosure 1, and we consider that such cement-bricks should be extensively tried, more especially as we understand that they do not cost more than ordinary red-bricks. We are informed that these bricks have passed satisfactory tests, and are to be used for the houses of the Kowloon Tong Company.

98. Suggestions that the Government should encourage the manufacture of bricks, tiles and lime in the New Territories, and that investigation of suitable clays for brick-making be made by the Government, are made in letters (10), (23), (24), (27), (30), (31), (32), (35), (39), (41) and (49) in Enclosure 1. We support these suggestions.

99. In letter (30) it is stated that if a lime-kiln is built at Tsun Wan, lime can be produced by piece work at about 30% below market price.

100. We agree with the writer of letter (23) in Enclosure 1, that the Government should encourage the growing of bamboos and fit trees in the New Territories, as these two articles are extensively used for scaffolding.

101. Cast reinforced concrete for doors and window-frames is suggested in letter (24) in Enclosure 1, and Mr. Lam Woo supports the suggestion. Steel frames for windows are recommended in letters (10) and (36) in Enclosure 1, and also by the Committee on Labour-Saving Devices (Enclosure 4).

That Committee also recommended—

- (1) Decolite laid on concrete for flooring, as being cheaper than timber, especially in offices, lavatories and verandahs;
- (2) Terrazzo as a substitute for tiling; and
- (3) Beaver woods for ceilings, as being an excellent substitute for China Fir or Teak.

102. In letter (24) in Enclosure 1, it is suggested, and the suggestion was confirmed by Mr. Lam Woo, that rain-water pipes in cast-iron are cheaper than cast-iron pipes.

## Sub-Head (3)—Measures for Decreasing Rental.

103. In addition to our recommendations in paras. 33 to 35 for the restriction of rents by conditions of sale, where land is sold by the Government cheap and without auction, we are clearly of the opinion that the Rents Ordinance should be continued until such time as the supply of houses meets the demand, and until the state of affairs in the neighbouring Provinces of China is sufficiently settled to put an end to the periodical large influxes of Chinese refugees from China to Hongkong.

104. We also consider that the Government should forbid, by legislation the demolition and reconstruction of houses which are erected by the Building Authority to be in either good or fair condition, because we consider it both inequitable and unjust to the tenants for the Government to allow their eviction from premises which are in good or fair condition, and because also of the following reasons:—

- (1) Such eviction of tenants throws an extra demand on such premises as may be vacant, with the result that the tenant in many cases is forced to pay a larger rent for his accommodation; and
- (2) Such reconstruction must tend, by competition for skilled labour and building materials, to increase the cost of erecting new buildings upon land which has not been previously built upon.

105. Instances of the threatened eviction of tenants from premises which are reported by the Building Authority to be in either good or fair condition appear from the items marked with a red cross in Enclosure 5. In this connection we also invite attention to letters (5) and (27) in Enclosure 1.

106. The proposal in paragraph 150, if adopted, would in no way delay the demolition and reconstruction of houses which are so old or dilapidated as to require reconstruction.

107. The housing of employees, already dealt with under Branch 1, paragraph 27, will also tend to diminish rents, not merely by providing more houses but also by

diminishing the number of people who are at present obliged to compete for houses to live in.

## Protection.

108. There is now only one aspect of the problem left to be dealt with by us. It is the question of how best to protect the various classes of the community from being, as they have been in the past, forced out of certain parts of the Colony, in which they have for years been residing, by economic pressure from outside.

109. It is the opinion of the Chairman and Mr. Bailey that the only means of attaining the desired result is the creation of reservations for all sections of the community; and the views and recommendations contained in the following paragraphs relative to the subject are their views and recommendations. Mr. Kotewall, recognising that the question is not one of racial discrimination, and that, like the British residents, the Chinese and Portuguese permanent residents of the middle and working classes have suffered severely from the economic pressure caused by periodic influxes from the neighbouring Provinces, agrees to the principle of Reservations for British residents and for those Chinese permanent residents and residents of other races, who desire such Reservations.

## Reservations.

Mr. Kotewall, however, considers that the area comprising the Kowloon foothills together with the hills behind as marked green in Enclosure 7, which is recommended in para. 121 for a European reservation, is far too large for the purpose. In para. 118 the Government is already asked to reserve for the same purpose "the whole of the foothills surrounding and forming part of King's Park on the West, North and East side, and also the hilly area immediately adjoining such foothills," and it is believed that fully 100 houses, with garden space around them, could be erected on this amphitheatre.

Even if the eastern side of the area were required for Military Officers' quarters (vide para. 120), the remaining portion thereof would still seem to be sufficient to accommodate nearly all the British residents who have recently been or will soon be displaced from their houses. Those who cannot be accommodated in this area could then go to the Kowloon foothills. But the area of the latter which is recommended to be reserved for the purpose is, to Mr. Kotewall's mind, unnecessarily large—larger, it appears from the map, than the whole of the developed portion of the Kowloon Peninsula which has taken about 80 years to reach its present size and prosperity. The total British population of the Colony, according to the Census taken in April, 1921, is about 8,000, the majority of whom are already fairly well housed in different parts of the Colony; and judging by the rate at which that population has grown during the last two decades, it seems unlikely that in the next two decades or so it would increase greatly out of proportion to the past rate, or to such a number as would actually need the enormous area proposed to be reserved for them. Apart from other considerations, it is economically unsound to detach a vast area of good building land from a locality which is rapidly developing, and to set it aside in order to meet the needs of a section of the community who requires only a very small portion of it for a long time to come. Mr. Kotewall is therefore of the opinion that only such an area in that locality as will adequately meet the present needs of the British residents, should be reserved for them, with a reasonable margin of land allowed for recreation-grounds and for future expansion.

110. The question of the setting aside of reservations for different sections of the community has received the most anxious consideration of the Commissioners; and they are of opinion, after carefully studying the very special circumstances prevailing in this Colony, including its proximity to the teeming populations of the adjacent disturbed provinces, who in times of disorder in China flock down to Hongkong in tens of thousands, that it is the bounden duty of the Government to make reservations, by means of demarcations of areas and special conditions of sale, in such areas for (a) British residents, and (b) permanent residents of other races respectively. (See also paragraphs 123 and 124).

## Land Boom.

111. As regards the British residents in the Kowloon Peninsula, the need for measures being urgently taken by the Government is manifest. The Southern portion of the Peninsula, which up to about 10 years ago was happily free from the attentions of the land speculator, has lately been passing through a severe land boom which, unfortunately for the general body of tenants, who in the long run are the sufferers, still continues. The result of this boom has been that the properties in what is the centre of the district mainly inhabited by Europeans, have in the course of the last two years soared from about \$2 dollars a square foot to over \$7 dollars a square foot on sale prices; and at Yau-mat to an even greater height.

112. This boom price of land in Kowloon forms a sharp contrast

to the Hill Districts on the Island of Hongkong where land is being put up to auction by the Government at 12 cents a square foot, and where it is the custom for the applicant for the land not to be bid against, (a custom which we recommend the Government to convert into a fixed and immutable fact by selling land in future in the Hill District to the first applicant without any auction whatever, because he has in most cases been to some trouble and expense in selecting the site).

113. The recent huge sale prices of land at Tsimshatsui where British residents have been accustomed to live for years past, and at Yau-mat where Chinese residents of the middle and working classes make their homes, must be regarded as a positive disaster to the tenants; and this situation calls for immediate and drastic action on the part of the Government, in order to protect permanent residents who, surely, have the right in a British Colony to expect decent housing accommodation at a rent which bears some reasonable proportion to their incomes, and to be protected from the economic and other consequences caused by the influx into the Colony of tens of thousands of Chinese from the mainland.

114. The question of the necessity of making European reservations has been pressed upon the Government by leading articles in all the four British newspapers in this Colony, and also in the speech of the Vice-Chairman at the last Annual General Meeting of the Kowloon Residents' Association (see Enclosure 6 containing printed extracts from those articles and that speech); and it has been shown that the question is not a racial question. It is primarily an economic question, but it is also one involving the health and reasonable comfort of Europeans living in a climate which is hot and trying in the summer.

115. European Reservations are also advocated in letters (38), (40) and (42) in Enclosure 1. A side argument in favour of European Reservations is that, in times of strike or other internal commotions, an aggregation of British residents in one district renders it easier for them to take common action for the defence of the whole community against disorders.

116. We feel that such reservations are more especially necessary in Kowloon on economic grounds, having regard to the fact that the British residents in the Peninsula are, generally speaking, less wealthy, and consequently less able to pay a high rent than those who live in the Hill District.

117. The position of affairs as regards housing accommodation for British residents at Kowloon is one of great gravity, because wealthy Chinese have bought up, during the last few months, at high prices, several rows of buildings, situate in the District between Nathan Road on the West and Chatham Road on the East (until recently regarded as a quasi-European reservation and still largely occupied by Europeans), and there is a probability that yet further purchases will be made in the same District for the housing of refugees from China. Moreover the demand on housing accommodation in Kowloon has recently been considerably increased by the recent compulsory removal (owing to housing shortage) from the Island of Hongkong to Kowloon:—

- (1) of married employees in H. M. Naval Yard.
- (2) of Portuguese from Bellios Terrace and elsewhere and their families.

118. The Chairman and Mr. Bailey, after carefully exploring the whole of the Kowloon lands to the south of the range of hills behind the Kowloon Peninsula, have come, without any doubt whatever, to the conclusion that the Government ought, under the circumstances above detailed, to reserve as a European reservation (subject to the Military requirements referred to in paragraph 120) the whole of the foothills surrounding and forming part of King's Park on the West, North and East side, and also the hilly area immediately adjoining such foothills, which adjoining area is situate between King's Park and the Railway on the East and between King's Park and Nathan Road on the West. Mr. Bailey and the Chairman have carefully gone over this land, and have come to the emphatic conclusion that this is an absolutely ideal site for the purpose suggested, and they have no hesitation whatever in recommending to the Government that it be used for building residences for those of British Race, that the land be sold without auction at a cheap price to applicants approved of by the Governor in Council, and that the conditions of sale require that the buildings to be erected shall only be occupied by and sold to such persons of British Race as are approved of by the Governor in Council. It is difficult, without a survey, to estimate exactly how many houses could be built, with garden space around them, on the hilly amphitheatre referred to, but it is believed that fully 100 houses could be erected.

119. The suggestion, which is being made as to a portion of the

foothills of King's Park being used for residential purposes is not a new one, and has even in the past been advocated by the Government as appears from the following extract from the Report of Proceedings of the Public Works Committee, consisting of the Director of Public Works (Mr. W. Chatham), the Colonial Treasurer (Mr. R. O. Hutchison), Mr. Pollock, Mr. Lau Chu-pak, Mr. Ho Pook, Mr. E. V. D. Farr, and Mr. S. H. Dodwell, held in the Council Chamber on the 5th February, 1920:—

"As regards European houses, provision had been made in the current year's Estimates for the erection of a number of such houses on that portion of King's Park which lies to the eastward of the Rifle Range. The area in question was at present waste land, being covered with trees and undergrowth. The houses were intended, primarily, for the accommodation of members of the Civil Service or of the Naval and Military Establishments. After discussing various suggestions, the Committee unanimously agreed to recommend that, in order to provide additional sites for European houses, the Rifle Range should be removed and the slopes of the hills bounding King's Park and also any portions of the Park itself, in addition to that already referred to, which are not utilized in connection with the Golf Course, should be rendered accessible by roads and disposed of as building sites."

120. We have recently received information that there is some likelihood that the eastern side of the range of hills enclosing King's Park, i.e. the site of the Railway, may be required for quarters for the Officers of the Regiment, to be stationed at Gun Club Hill and their wives. Whilst fully recognizing that the Military have first claim we would most strongly recommend the Government to now reserve the Western and Northern part of such circle of hills for British civilian residents in the manner suggested above.

121. Moreover, in order to secure the future housing of persons of British Race we recommend that the Government, in addition to the measures suggested in paragraphs 118 and 120 of this Report, do mark out as a European Reservation, and develop to the fullest possible extent for occupation by British Residents, the Kowloon foothills together with the hills behind, which are marked green on the plan of the Colony (Enclosure No. 7). We recommend that the section within the red dotted lines be developed first by the Government, seeing that this section contains a tract of land, at a height of 50 to 450 feet above sea level, the eastern portion of which is capable of easy development and laying out for building purposes. In fact a part of such eastern portion was formerly suggested by the Government as a suitable site for the Kowloon Hospital. Any such Reservations would, of course, be subject to any rights of any present owners of land.

122. In order, however, that building may be encouraged to the full, in the section within the red dotted lines, and that a successful British settlement may grow up, we recommend that the Government take all the following essential steps, as promptly as is practicable:—

- (1) Adopt the advice contained in paragraph 51 as to the development by the Government of new areas, namely:—  
"To give greater encouragement to pioneers by constructing roads, sewers, mains, training of masons, etc., at Government expense in new areas, even when the number of houses to be built is small in the first instance." Among the *ceteris* required are electric light and water. Adequate Police Protection is another obvious need.
- (2) Mark out promptly, and publish particulars of, the dimensions of lots which are available for building.
- (3) Sell such lots at a cheap rate, without auction, for occupation by persons of British race.

(Continued on Page 11.)

## IS THERE A BABY IN YOUR HOME?

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2.....

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the 1990s, the number of people in the United States who are 65 years of age or older is projected to increase from 20 million to 30 million, and the number of people 75 years of age or older is projected to increase from 10 million to 15 million (U.S. Census Bureau, 1996).

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Address \_\_\_\_\_

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the 1990s, the number of people in the United States who are 65 years of age or older is projected to increase from 20 million to 30 million, and the number of people 75 years of age or older is projected to increase from 10 million to 15 million (U.S. Census Bureau, 1996).

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Here are the three men in whose hands rests the military power of the Russian Soviet, which is building up a huge fighting machine. Left to right, they are: Sklianski, personal secretary to Leon Trotsky; Leon Trotsky, Soviet Minister of War, and Colonel Kaulneff, Chief Commander of the All-Russian Red Army. The photograph was taken at a recent military review near Moscow, where more than 150,000 troops were massed.



Above: Receiving Vault—Below: Harding Plot. Here is the little receiving vault, in the Marion, O., cemetery, where the body of Warren G. Harding will lie temporarily. The late President owned a plot in the cemetery, where his mother and sister are buried, and in this plot his own remains later will be interred, when a tomb has been erected.



General Pershing and war heroes.

Above is an inspiring group at the opening of the Citizens' Military Training Camp at Fort Sam Houston, San Antonio, Texas. The veterans of many American wars are represented, as well as nurses and a member of the present training camps. Standing, left to right, is a World War veteran and commander of the San Antonio American Legion Post; a nurse who served in the Civil War and a nurse who served in the World War. Seated, left to right, are a Spanish-American War veteran, General John J. Pershing, a Confederate war veteran and a Mexican War veteran, now 95 years old, while seated on the ground is a youngster just getting his first training as a soldier.



Above: Charles E. Hughes, Leonard Wood, Frank O. Lowden, Robert M. La Follette, Hiram Johnson, and Herbert Hoover.

By virtue of his office President Calvin Coolidge becomes a likely candidate for the Republican nomination in 1924, which politicians agree would have been given to President Harding if he had lived. It is likely that Senator Hiram Johnson, of California; Senator Robert M. La Follette, Governor Frank O. Lowden, of Illinois; Secretary of State Charles Evans Hughes, Governor General Leonard Wood, of the Philippines, and Secretary of Commerce Herbert Hoover will all be boomed by their followers for the honor of leading the party in the 1924 campaign.



Coolidge under guard.

President Coolidge is shown taking a brief constitutional down F Street, in Washington, near the Hotel Willard, where the temporary White House was located. The Chief Magistrate is shown surrounded by his protecting bodyguard of Secret Service men, who accompany him everywhere he goes.



Perfect Tribute.

Typifying the sorrow of the American people and the perfect tribute to the memory of Warren G. Harding, this trio knelt for a moment in silent prayer before the portals of the White House.

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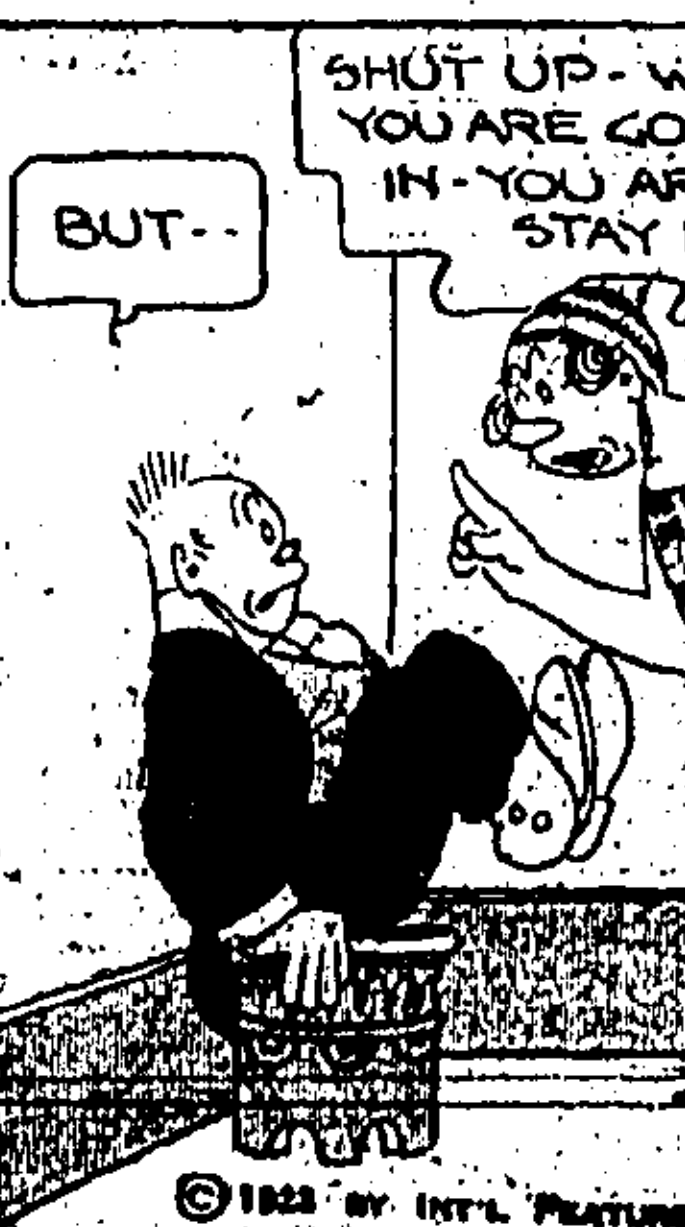
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8-9







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HONGKONG TIDES.

The tide-table given below has been  
compiled at the National Almanac Office  
in London from the result of the analysis  
of observations taken by means of an  
automatic tide-recording machine in the  
Favorable Basin at Tsim Sha Tsui  
during the years 1900-9.

The zero of the table corresponds with  
the zero of the sounding in the Admiralty  
Chart which has been found to be 4 feet  
below mean sea-level.

To obtain the depth of water on the  
tides gauge at the Victoria Naval Yard  
add 1 foot 6 inches, and on the gauge  
at Lamont Dock, Aberdeen, add 10  
inches to the heights given in the table.

September 25 to October 1, 1923.

High Water

Low Water

Standard Time

Height

Standard Time

Height

Standard Time

Height

Standard Time

Height

Standard Time

Height

Standard Time

Height

Standard Time

Height

Standard Time

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Standard Time

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"SARFEDON" 11th Dec. for Singapore, Macao & London  
"PATROCLOS" 8th Jan. for Singapore, Macao & London  
"MEMNON" 12th Feb. for Singapore & London

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## POST OFFICE NOTICES.

## GENERAL HOLIDAY.

On MONDAY, the 5th inst., G.P.O. and the Branch Post Offices will be open as follows:  
The G.P.O. and Kowloon Branch: 8 a.m. to 9 a.m. only.  
Shanghai Branch: 8 a.m. to 9 a.m. and 3.30 to 5 p.m.  
Wanchai, Singapore  
Yamato & Nishinippon  
There will be no collection of letters from the pillar boxes and one delivery of ordinary correspondence as on SUNDAY, and also one delivery of registered correspondence from the G.P.O. at 9 a.m.  
The Money Order Office will be entirely closed.

## INWARD MAILS.

From FRIDAY, OCTOBER 5.  
Shanghai 8.30 a.m. Mantis  
Manila 10.30 a.m. Manila Maru  
SUNDAY, OCTOBER 6.  
Manila 10.30 a.m. Manila Maru  
Australia and Manila 10.30 a.m. Manila Maru  
SUNDAY, OCTOBER 7.  
Japan 10.30 a.m. Awa Maru  
THURSDAY, OCTOBER 11.  
Japan 10.30 a.m. Awa Maru  
SUNDAY, OCTOBER 14.  
U.S.A. Canada, Japan and Shanghai President Jefferson

## OUTWARD MAILS.

For FRIDAY, OCTOBER 5.  
Saigon 8.30 a.m. Tientsin 4 p.m.  
Straits, Bangkok, Ceylon, Mauritius, L. Marquise, South Africa, India via Dhauabadi, Aden, Suez and EUROPE via MARSEILLE—due Marseilles 3rd Nov. Parcel post, Registration 5 p.m. Letters 5 p.m.  
SUNDAY, OCTOBER 6.  
Hohow and Bangkok 8.30 a.m. Chusan 8 a.m.  
Manila, Sulu, and 8.30 a.m. Lingsang 1 p.m.  
New Zealand via Thursday Island 9.45 p.m. Letters 10.30 a.m.  
Java via Batavia 10.30 a.m. Arafura 10.30 a.m.  
Straits and Ceylon 10.30 a.m. Tientsin 4 p.m.  
Shanghai, Japan, Honolulu, Canada, U.S.A. Central and South America & EUROPE via SAN FRANCISCO—due San Francisco 8th Oct. Parcel post, Registration 7th 9 a.m. Letters 7th 9 a.m.  
SUNDAY, OCTOBER 7.  
Swatow, Amoy and Foochow 9 a.m. Hailong 9 a.m.  
Swatow, Amoy and Formosa 9 a.m. Kijio Maru 9 a.m.  
MONDAY, OCTOBER 8.  
Amoy 9 a.m. Yichow 9 a.m.  
TUESDAY, OCTOBER 9.  
Swatow and Bangkok 10.30 a.m. Kinyuan 10.30 a.m.  
Swatow, Amoy and Foochow 10.30 a.m. Hailong 10.30 a.m.  
Straits, Ceylon, Mauritius, L. Marquise, South Africa, India via Dhauabadi, Egypt & EUROPE via MARSEILLE—due Marseilles 10th Nov. Registration 1.45 p.m. Letters 2.30 p.m.  
Hakozaki Maru

Correspondence bearing vessel names only.

## HONGKONG LEGISLATIVE COUNCIL.

Answer given on Thursday, 4th October, 1923, to Question No. 5 asked by Hon. Mr. A. R. Lowe.

Year.	Personal emoluments and other charges.	Annually recurrent emoluments.	Total emoluments and recurrent charges.	Estimated for Extraordinary Work.	Actual cost of Extraordinary Work.	S.S. of actual cost of estimated emoluments.
1911	308,408.12	486,940.80	795,348.92	1,080,400.00	807,181.09	74.71
1912	314,590.95	447,636.14	762,227.10	1,147,980.00	1,051,840.43	91.62
1913	367,544.52	599,843.24	967,387.76	1,693,300.00	1,247,680.34	73.68
1914	414,501.57	567,100.18	981,601.75	2,130,800.00	1,639,594.72	76.94
1915	399,700.76	558,448.03	958,148.79	2,229,785.00	1,839,882.01	82.51
1916	401,205.44	624,722.51	1,025,927.95	2,279,400.00	1,246,871.75	97.45
1917	402,772.20	609,308.45	1,012,080.65	2,445,400.00	1,612,835.28	102.36
1918	375,202.62	712,075.37	1,087,277.99	2,585,800.00	1,578,401.12	93.61
1919	391,362.04	822,509.87	1,213,871.91	2,610,500.00	2,235,002.93	85.62
1920	468,987.78	806,543.37	1,275,531.15	3,973,700.00	2,555,877.69	64.32
1921	551,599.00	938,532.38	1,490,131.38	4,007,400.00	3,053,525.11	61.47
1922	621,674.89	1,074,646.30	1,696,321.19	6,001,300.00	3,375,035.19	54.08

## WEATHER REPORT.

October 5th. 11h. 00m.—Pressure has increased considerably at Wladivostok and slightly at Chefoo, Amoy, Hongkong, Haiphong, and Guam. It has decreased slightly over the Philippines. The anticyclone is moving eastward. It is now central to the north of Korea.

The Guam typhoon still appears to be moving slowly N. or N.E. Moderate monsoon may be expected along the S.E. coast of China and over the northern portion of the N. China Sea.

Hongkong rainfall for the 24 hours ending at 10 a.m. to-day, 49 in. Total since January 1st, 89.19 inches, against an average of 77.16 inches. Forecast for the 24 hours ending at noon on October 6, 1923.

1.—Formosa Channel, N.E. winds, fresh.  
2.—South coast of China between Hongkong and Lamook, N.E. winds, moderate; fair.  
3.—Hongkong to Gap Rock, N.E. winds, moderate; fair.  
4.—South coast of China between Hongkong and Hainan, N.E. winds, moderate; fair.

## ROYAL OBSERVATORY, HONGKONG.

## DAILY WEATHER REPORT.

OCTOBER 5, 1923.—a.m.

Station.	Hour.	Barometer at Sea Level.	Temperature.	Humidity.	Direction.	Force.	Wind.
Vladivostok	8	30.15	58	87	SE	4	0
Wladivostok	9	30.15	58	87	SE	4	0
Wladivostok	10	30.15	58	87	SE	4	0
Wladivostok	11	30.15	58	87	SE	4	0
Wladivostok	12	30.15	58	87	SE	4	0
Wladivostok	13	30.15	58	87	SE	4	0
Wladivostok	14	30.15	58	87	SE	4	0
Wladivostok	15	30.15	58	87	SE	4	0
Wladivostok	16	30.15	58	87	SE	4	0
Wladivostok	17	30.15	58	87	SE	4	0
Wladivostok	18	30.15	58	87	SE	4	0</